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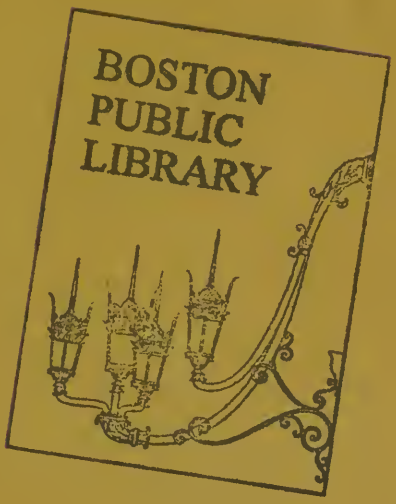
Boston Redevelopment Authority.

Survey of selected sites for possible development under Boston Housing Authority Turnkey Program.

Y 6055



J 20
BRA 3

SURVEY OF SELECTED SITES
FOR POSSIBLE DEVELOPMENT
UNDER BOSTON HOUSING AUTHORITY TURNKEY PROGRAM

PREPARED BY

BOSTON REDEVELOPMENT AUTHORITY

May, 1974

BOSTON
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LIBRARY

SUMMARY TABLE
CATEGORY I. STRONGLY RECOMMENDED
(Site Appropriate for Elderly Housing in Priority Area)

SITE	NUMBER OF UNITS	COMMENTS
Downtown Waterfront Parcel C2E	110 Elderly	BRA owned Site, Developer tentatively designated.
Allston Brighton Washington/ Corey	250 Elderly	Any combination of one or more of these Sites producing 250 units would contribute greatly to satisfy Allston Brighton need for Elderly housing.
Allston Brighton Washington/ Egremont	100 - 150 Elderly	
Allston Brighton-2000 Commonwealth Ave.	100 Elderly	
Dorchester-Rear of Dorchester House	25+ Elderly	Developer owns site and is prepared to rehab structured
Dorchester-Dorchester Ave.	65 - 75 Elderly	Office Development proposed by owner-developer last year has not materialized.
Dorchester-Hemenway School Site	70 80 Elderly	City of Boston owned site available to interested developers.
Dorchester-Peabody Square	60 75 Elderly	Developer-owner of site would like to build elderly housing on it.
Dorchester-Edison Green	65 Elderly	Site can be easily assembled. New development would help maintain confidence in neighborhood near U. Mass.
Jamaica Plain- Agassiz School Site	65 Elderly	City owned parcel immediately available to right developer.
Mattapan-Franklin Lena Park	220 - 250 Elderly	Developer is seeking financing percentage of units could be designated for family and/or elderly
CATEGORY I TOTAL	1,130 - 1,245 Elderly	

SUMMARY TABLE
CATEGORY II. RECOMMENDED (SITE APPROPRIATE FOR ELDERLY HOUSING)

SITE	NUMBER OF UNITS	COMMENTS
Mattapan-Babson Street	100 - 125 Elderly	Development of this site would greatly benefit Mattapan Square. Site assembly (gas station on City R.O.W.) may be problematic.
Roslindale-White City Parcel	100+ Elderly	Good rehab of existing structures appears feasible. Developer is in process of preparing proposal for submission to BHA.
Hyde Park-Harlow Lumber Site	150 Elderly	Current developer interest for 300 units in high rise structure is not likely to win community endorsement.
Washington Park-Harold Gardens	94 Family (mixed income)	Developer/Owner ready to go pending financing.
South End-ETC Rehab 2	33 Family (mixed income)	Developer ready to proceed pending financing.
CATEGORY II. TOTAL	350 - 375 Elderly 127 Family	

SUMMARY TABLE

CATEGORY III. PREVIOUSLY RECOMMENDED FOR 236 FAMILY

(Site appropriate for at least some Turnkey Housing located in Urban Renewal Area for which HUD Area Office has recommended Section 236 Funding to HUD Washington Office. Final 236 approval not yet confirmed by HUD. If funding does not come through, use of Turnkey funds may be combined, other types of financing to make project feasible.)

SITE	NUMBER OF UNITS	COMMENTS
Fenway Parcel 3	319 (mixed income/age)	Percentage of total may be designated for Elderly Turnkey.
Waterfront Parcel C-2B	160 Elderly	Back up site for Parcel C-2E pending outcome of 106 Environmental Review
Model City RAP III	100 Family	Percentage of total may be designated for Family Turnkey.
Campus High LRCC	130 Family	Percentage of total may be designated for Family Turnkey.
South Cove-Parcel R-4	146 Elderly	Strongly recommended if 236 funding falls through.
CATEGORY III TOTAL	306 Elderly 230 Family 319 Mixed	

CATEGORY IV. RECOMMENDED 2nd ROUND

(Site suitable for at least some Turnkey Housing but not as desirable as those listed in other categories)

SITE	NUMBER OF UNITS	COMMENTS
Allston Brighton Dunlop Tire	200 (mixed)	Good site for mixed income family elderly housing.
Allston Brighton - Everett Street	200 Elderly	Good back-up site if other sites in Allston-Brighton fail to materialize.
Dorchester - Northam Park	75 Elderly	Near Peabody Square Site, land assembly may be problematic.
West Roxbury Pope Lumber	100 - 150 Elderly	Ideal site for Elderly but probably too complex to work out feasible development in a short time. Currently under study by PFD for mixed community facility, housing and commercial development.
CATEGORY IV. TOTAL	375 - 425 Elderly 200 Mixed	

CATEGORY I. STRONGLY RECOMMENDED

(SITE APPROPRIATE FOR ELDERLY HOUSING IN PRIORITY AREA)

Waterfront Renewal Project Parcel C-2E- North End Waterfront

Location: Commercial and Lewis Streets

Current Use: Vacant warehouses

Ownership: BRA

Area: 8,700 sq.ft.

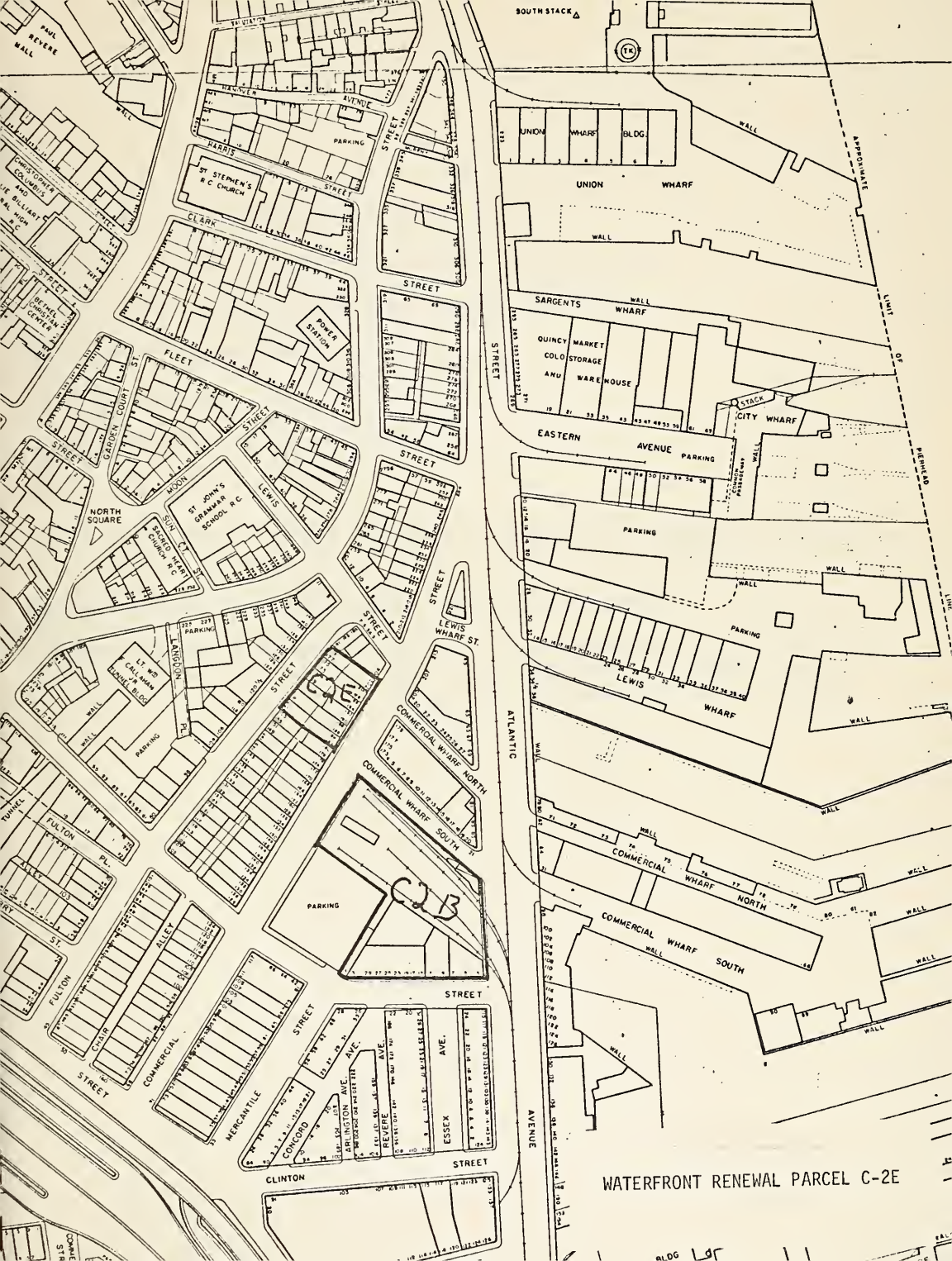
Potential Number of Units: 110

Zone: M-2 (Urban Renewal Project)

Developer Interest: Ansonia Council of the Knights of Columbus

Community Interest or Concern: high

District Planner's Comments: Area is on National Register of Historic Places.


WATERFRONT RENEWAL PARCEL C-2E
C-2E
C-3
PAUL REVERE WALL
SOUTH STACK
UNION WHARF BLDG.
UNION WHARF
SARGENTS WHARF
QUINCY MARKET COLD STORAGE AND WAREHOUSE
CITY WHARF
EASTERN AVENUE
PARKING
LEWIS WHARF
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
ATLANTIC AVENUE
NORTH SQUARE
ST. JOHN'S GRAMMAR SCHOOL R.C.
SACRED HEART CHURCH R.C.
ST. STEPHEN'S R.C. CHURCH
POWER STATION
LEWIS WHARF ST.
LANGDON PL.
FULTON PL.
CHARLESTOWN AVENUE
MERCANTILE STREET
COMMERCIAL STREET
CLINTON STREET
CONCORD AVE.
REVERE AVE.
ESSEX AVE.
ARLINGTON AVE.
CLARK STREET
FLEET STREET
LEWIS STREET
MOON STREET
SUN COURT STREET
GARDEN COURT ST.
HARRIS STREET
HANOVER AVENUE
LIMIT OF PIERHEAD LINE
APPROXIMATE

Washington/Corey Road - Allston-Brighton

Location: Corner of Washington Street and Corey Road

Current Use: Mixed residential, commercial; vacant

Ownership: Murphy Family

Area: 1.9 acres

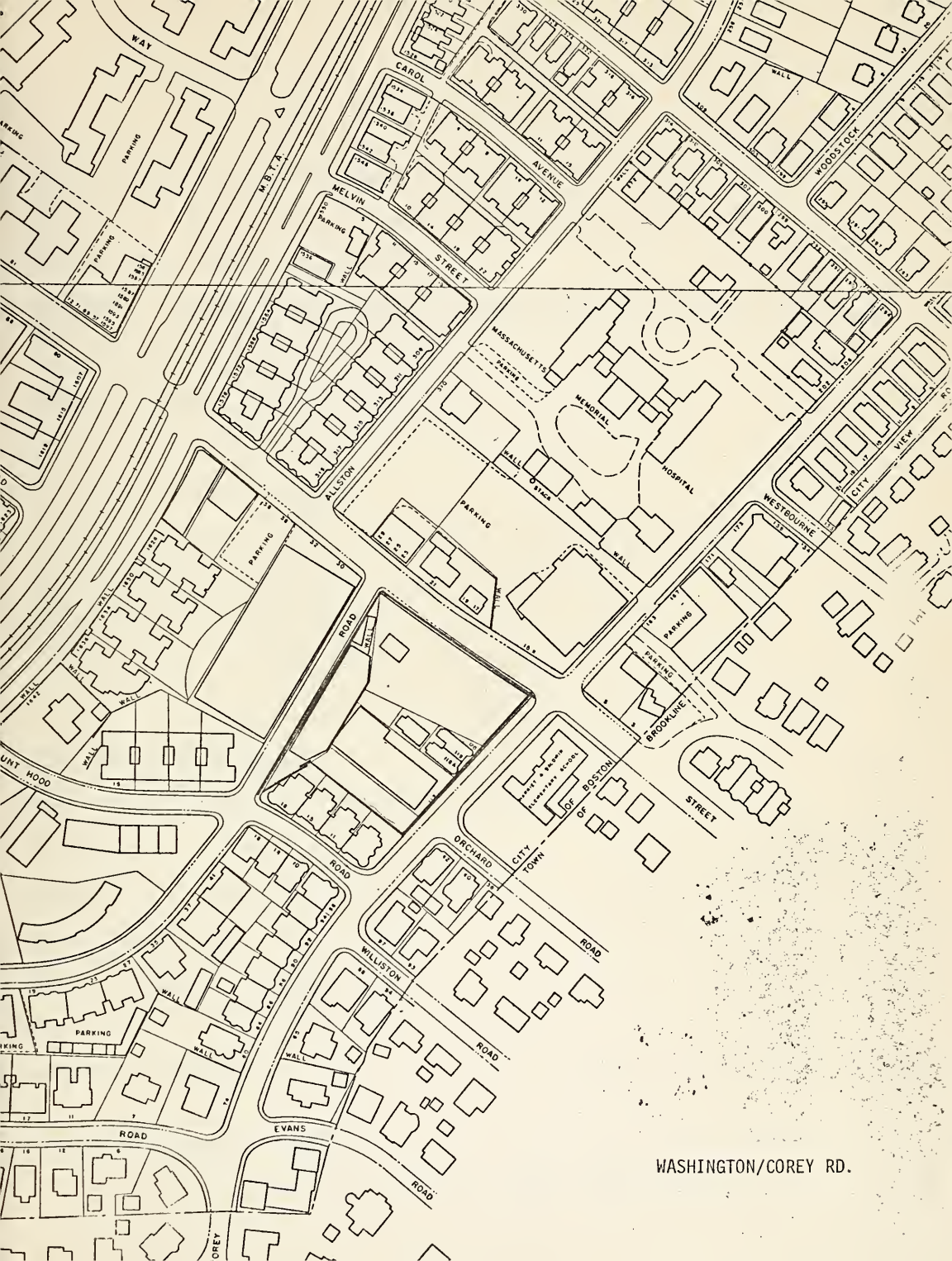
Potential Number of Units: 250

Zone: H-1; L-1

Developer Interest: Urban Development Corporation appears to be out. Several other developers are interested.

Community Interest: Neighborhood opposition to height of 11 stories.

District Planner's Comments: Density of 265 units as ruled by Board of Appeals is reasonable. Height a design issue. Mayor should try to get parties together.


WAY
PARKING
M.B.T.A.
CAROL
AVENUE
MELVIN
STREET
WOODSTOCK
MASSACHUSETTS
MEMORIAL
HOSPITAL
ALLSTON
WESTBOURNE
CITY
VIEW
BROOKLINE
ROAD
ORCHARD
CITY OF BOSTON
TOWN
WILLISTON
EVANS
WASHINGTON/COREY RD.

Washington/Egremont Road - Allston-Brighton

Location: Corner of Egremont Road and Washington Street

Current Use: parking, warehouse

Ownership: David Houseman Trust; Joseph Dennis, Benjamin Richmand Trust

Area: 55,451 sq.ft.

Potential Number of Units: 100-150

Zone: H-1; L-1

Developer Interest: Unknown

Community Interest: site acress street from Washington/Corey

District Planner's Comments: excellent housing site

2000 Commonwealth Avenue

Location: adjacent to Chestnut Hill reservoir

Current Use: vacant

Ownership: in litigation

Area: 29,159 sq.ft.

Potential Number of Units:

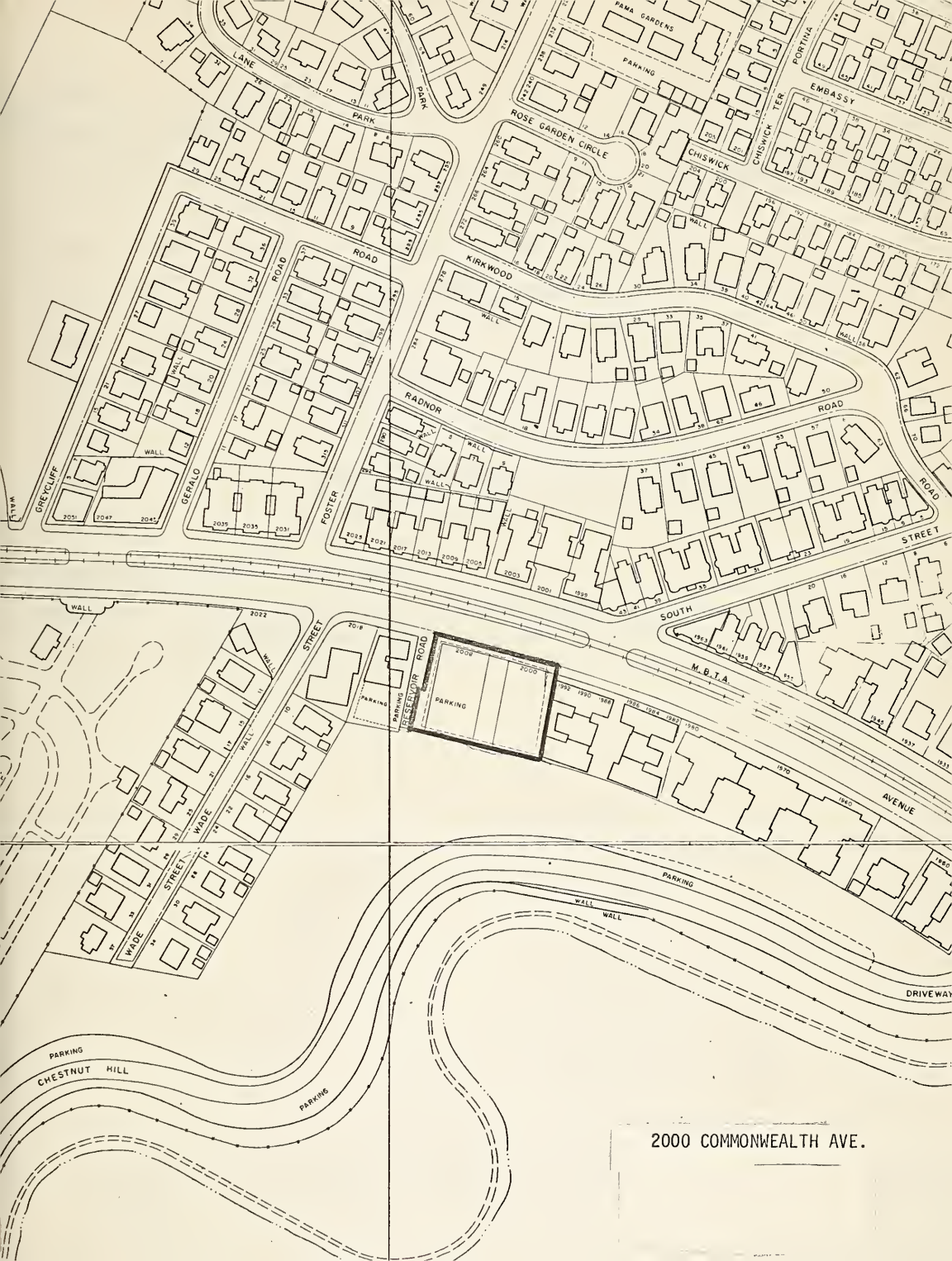
Zone: H-3

Developer Interest:

Community Interest: unknown

District Planner's Comments - possible elderly housing site

WAY
PARKING
M.B.T.A.
CAROL
AVENUE
MELVIN
STREET
WOODSTOCK
WALL
MASSACHUSETTS
MEMORIAL
HOSPITAL
ALLSTON
PARKING
WESTBOURNE
TERRACE
CITY
VIEW
BROOKLINE
OF BOSTON
CITY
TOWN
STREET
ROAD
ORCHARD
WILLISTON
EVANS
COREY
MOUNT HOOD
WASHINGTON/EGREMONT



2000 COMMONWEALTH AVE.

Dorchester - Avenue

DORCHESTER ~~HOUSE~~

Location: 1362-1368 Dorchester Avenue between Kimball Street and Orchardfield Street

Current Use: Vacant land - Vacant residential buildings

Ownership: Morton Bello, Orchardfield Realty Trust, John C. Piazza

Area: 21,434 sq.ft.

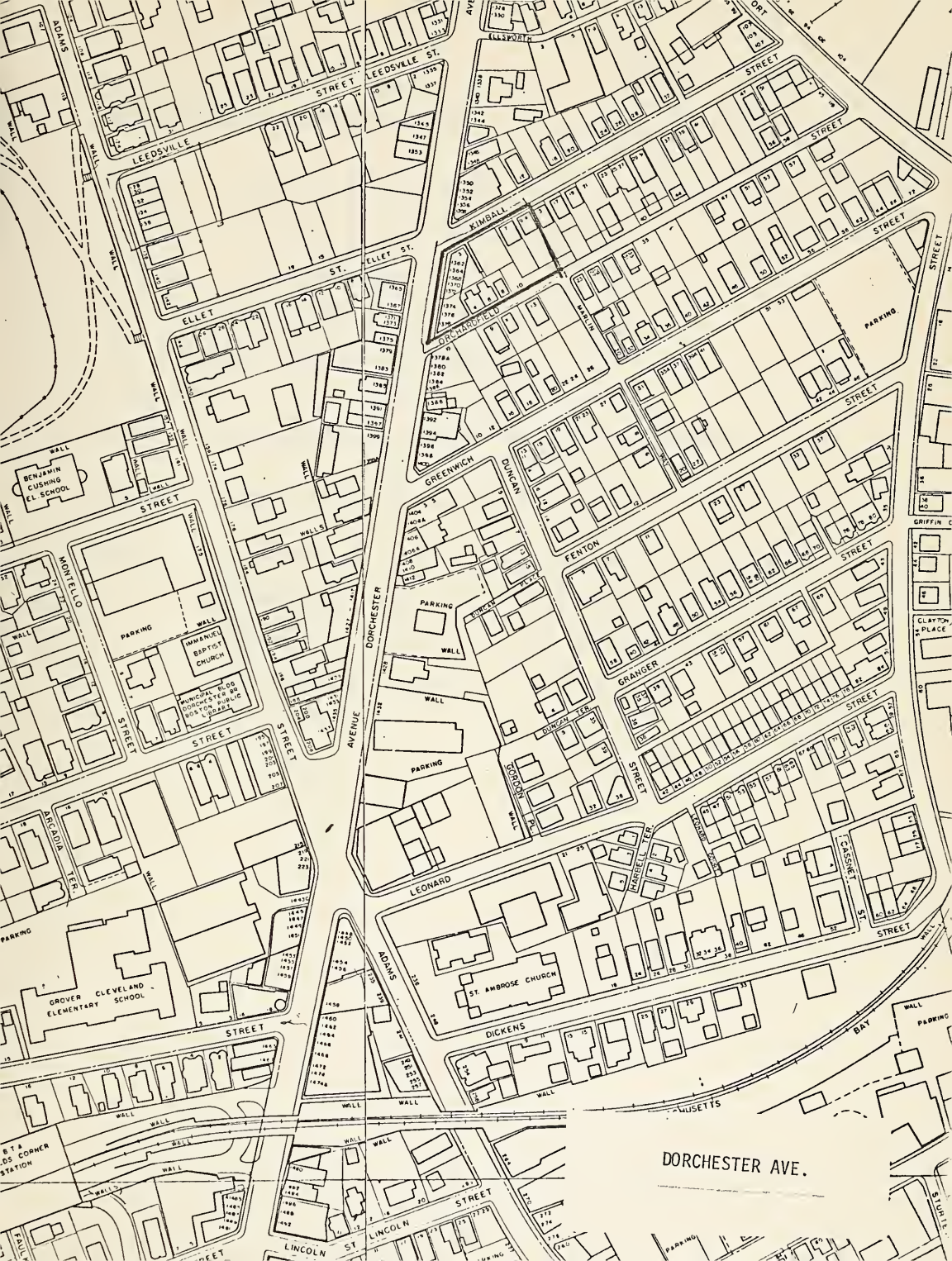
Potential Number of Units: 65-75

Zoning: B-1

Developer Interest: Owners filed zoning appeal in 1973 for office development. Appeal denied on technicality - no further action.

Community Interest: Not known

Comments: New Dorchester House building across the street allows opportunity for supportive elderly activities.


DORCHESTER AVE.
DORCHESTER AVENUE
ADAMS
LEEDSVILLE STREET
ELLET ST.
ELLET
KIMBALL
ORCHARDFIELD
GREENWICH
DUNCAN
FENTON
GRANGER
LEONARD
DICKENS
BAY
LINCOLN ST
LINCOLN
BENJAMIN CUSHING EL. SCHOOL
IMMANUEL BAPTIST CHURCH
MUNICIPAL BLDG. DORCHESTER BR. BOSTON PUBLIC LIBRARY
GROVER CLEVELAND ELEMENTARY SCHOOL
ST. AMBROSE CHURCH
PARKING
WALL
MONTELLO
ARCADIA TER.
HASWELL TER.
CASSIER ST.
GRIFFIN
CLAYTON PLACE

DORCHESTER - Rear of Dorchester House

Location: Adams and Ellet Streets

Current Use: 5 Vacant brick residential structures

Ownership: Dennis Blackett

Area: 10,000 sq. ft.

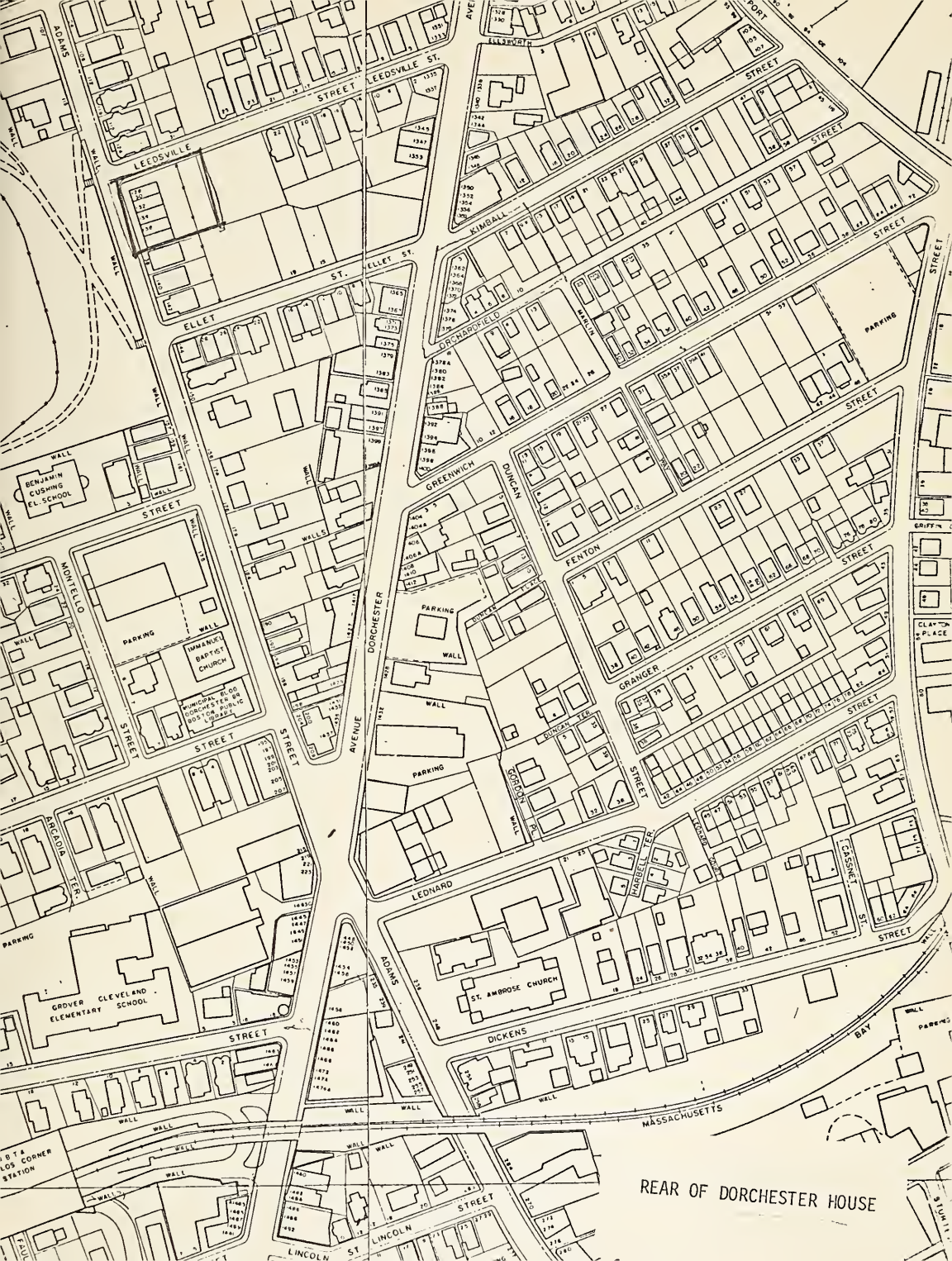
Potential Number of Units: 25+ Elderly

Zoning: H-1

Developer Interest: Dennis Blackett wishes to Rehab Structures

Community Interest: Not Known

COMMENTS: Elderly Turnkey would be appropriate use for site and could win community endorsement. A percentage of Family Turnkey would also be appropriate for site but would be less likely to be endorsed by community.


LEEDSVILLE STREET
ELLET ST.
ELLET
ADAMS
KIMBALL
ORCHARDFIELD
GREENWICH
DUNCAN
FENTON
GRANGER
DORCHESTER AVENUE
MONTELLO STREET
ARCADIA TER.
LEDNARD
GORDON PL.
HARBELL TER.
CASSNET ST.
DICKENS
LINCOLN ST
MASSACHUSETTS BAY
BENJAMIN CUSHING EL. SCHOOL
IMMANUEL BAPTIST CHURCH
PARKING
GROVER CLEVELAND ELEMENTARY SCHOOL
ST. AMBROSE CHURCH
REAR OF DORCHESTER HOUSE

HEMENWAY SCHOOL SITE

Location: 442-466 Adams Street at King Street

Current Use: Vacant Land

Ownership: City of Boston (PFD)

Area: 29,000 sq.ft.

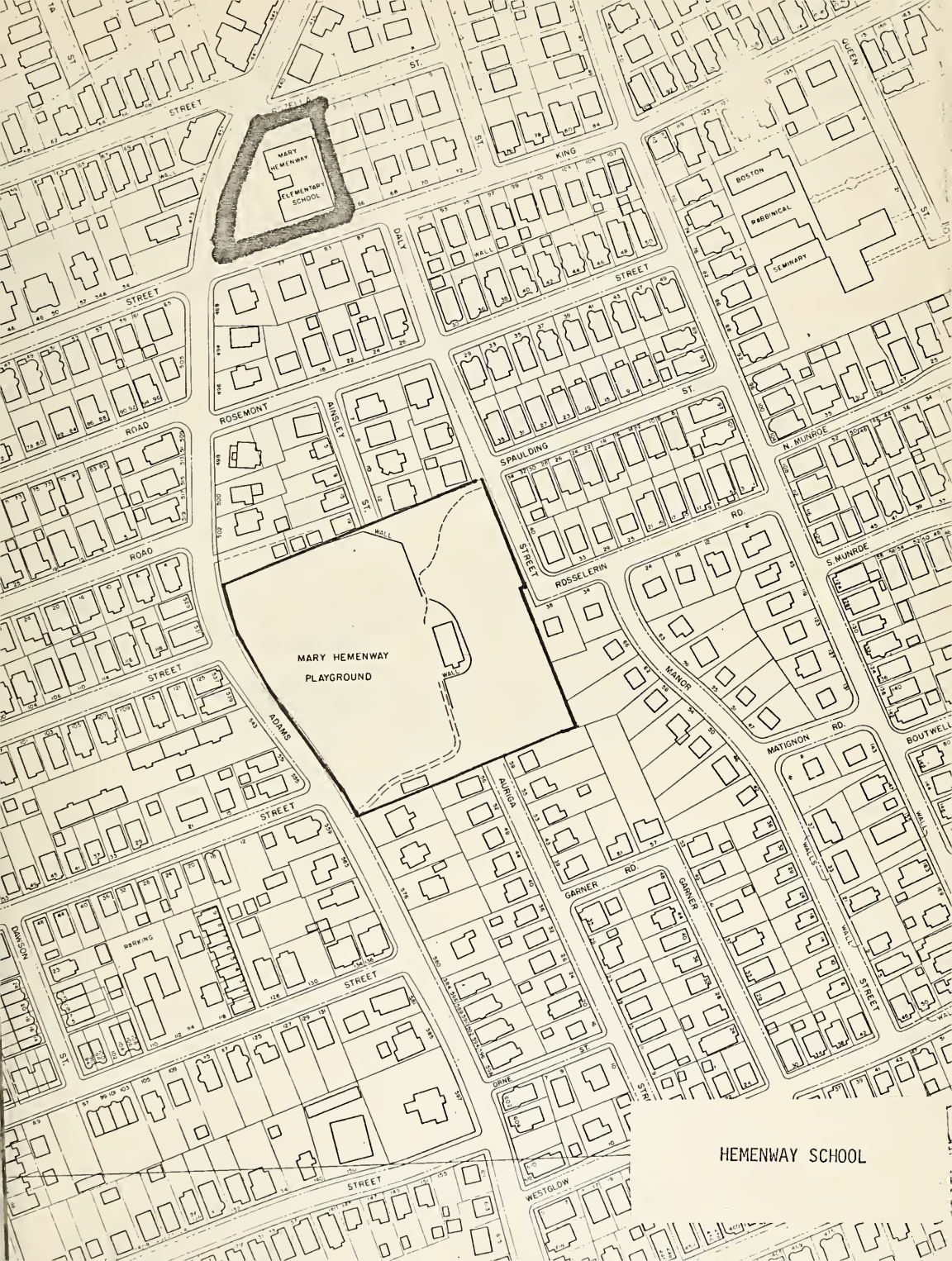
Number of Units: 70-80

Zoning: R-.5

Developer Interest: Unknown

Community Interest: strong

Comments: Prevailing rumor that BHA is not interested due to elevation of site. BHA indicates lack of developer interest.


MARY HEMENWAY ELEMENTARY SCHOOL
MARY HEMENWAY PLAYGROUND
HEMENWAY SCHOOL
ROSEMONT
SPAULDING
ROSSELERIN
MATIGNON RD.
GARNER RD.
ORNE ST.
WESTGLOW
KING
QUEEN
BOSTON
THEOLOGICAL
SEMINARY
N. MUNROE
S. MUNROE
BOUTWELL
DALY
AINSLEY
AURIGA
MANOR
GARNER
ADAMS
DAWSON
PARKING
WALL

PEABODY SQUARE

Location: 1867-1897 Dorchester Avenue at Peabody Square

Current Use: Vacant Land
Lawyers' office and coffee shop

Ownership: Barry M. Haight and Paul V. Buckley (law partners with office on the site)

Area: 17,558 sq.ft.

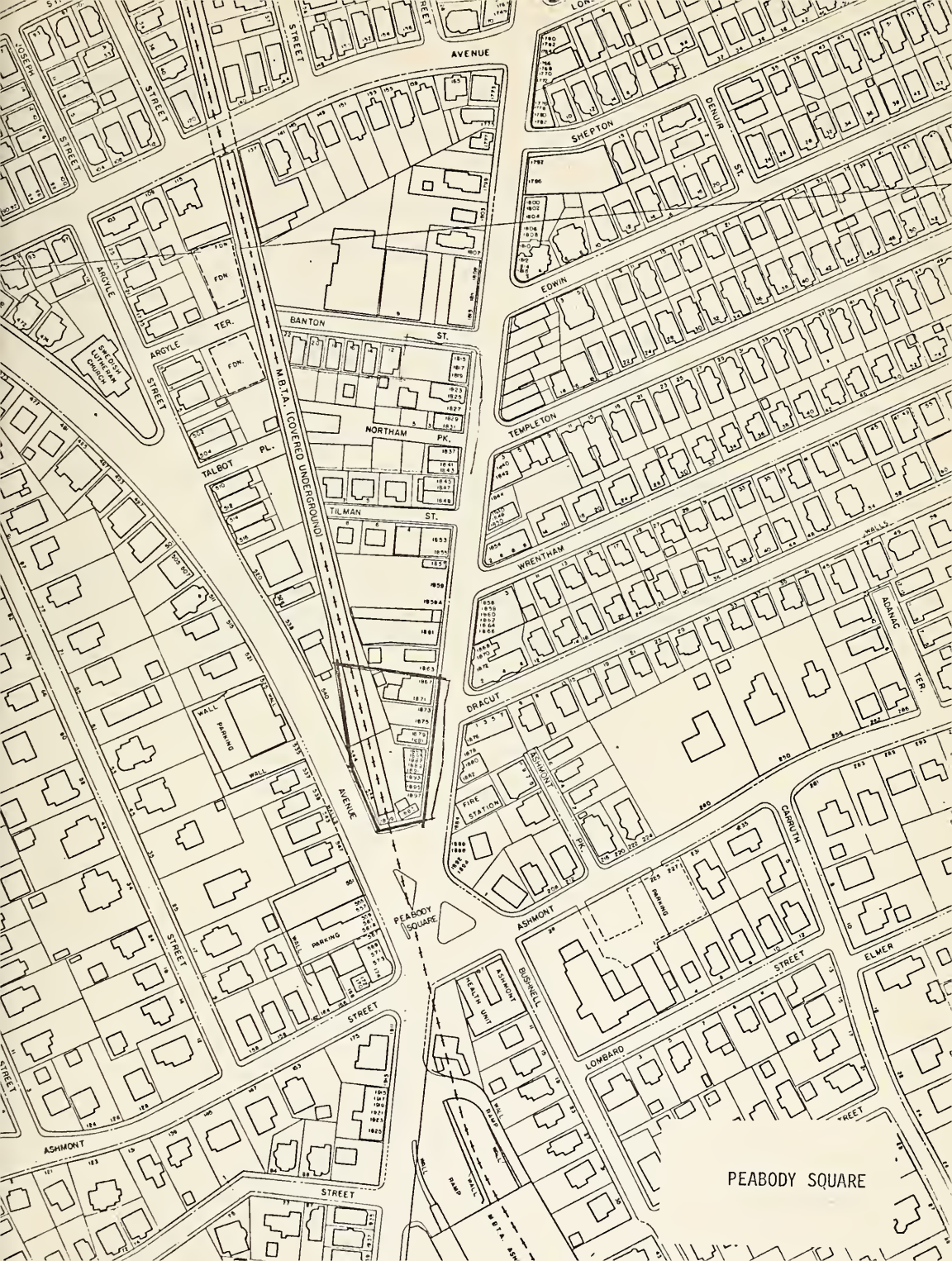
Potential Number of Units: 60-75

Zoning: B-1

Developer Interest: Joe Corcoran has had interest in the past.

Community Interest: good

Comments: Approximately 10,000 sq.ft. of land above the MBTA tunnel might be added to the site as open space. Site located right in Peabody Square - good location to stores, doctors, etc.


PEABODY SQUARE
BANTON ST.
TILMAN ST.
NORTHAM PK.
TALBOT PL.
ARGYLE TER.
ARGYLE STREET
M.B.T.A. (COVERED UNDERGROUND)
AVENUE
SHEPTON
DENUIR
EDWIN
TEMPLETON
WRENTHAM
DRACUT
ADAMAC TER.
ASHMONT
CARRUTH
ELMER
LOMBARD
BUSHNELL
FIRE STATION
HEALTH UNIT
PARKING
WALL
RAMP
STREET

EDISON GREEN

Location: 901-921 Dorchester Avenue

Current Use: vacant land
five occupied 3-family dwellings

Ownership: City of Boston/Wattendorf

Area: 35,000 sq.ft.

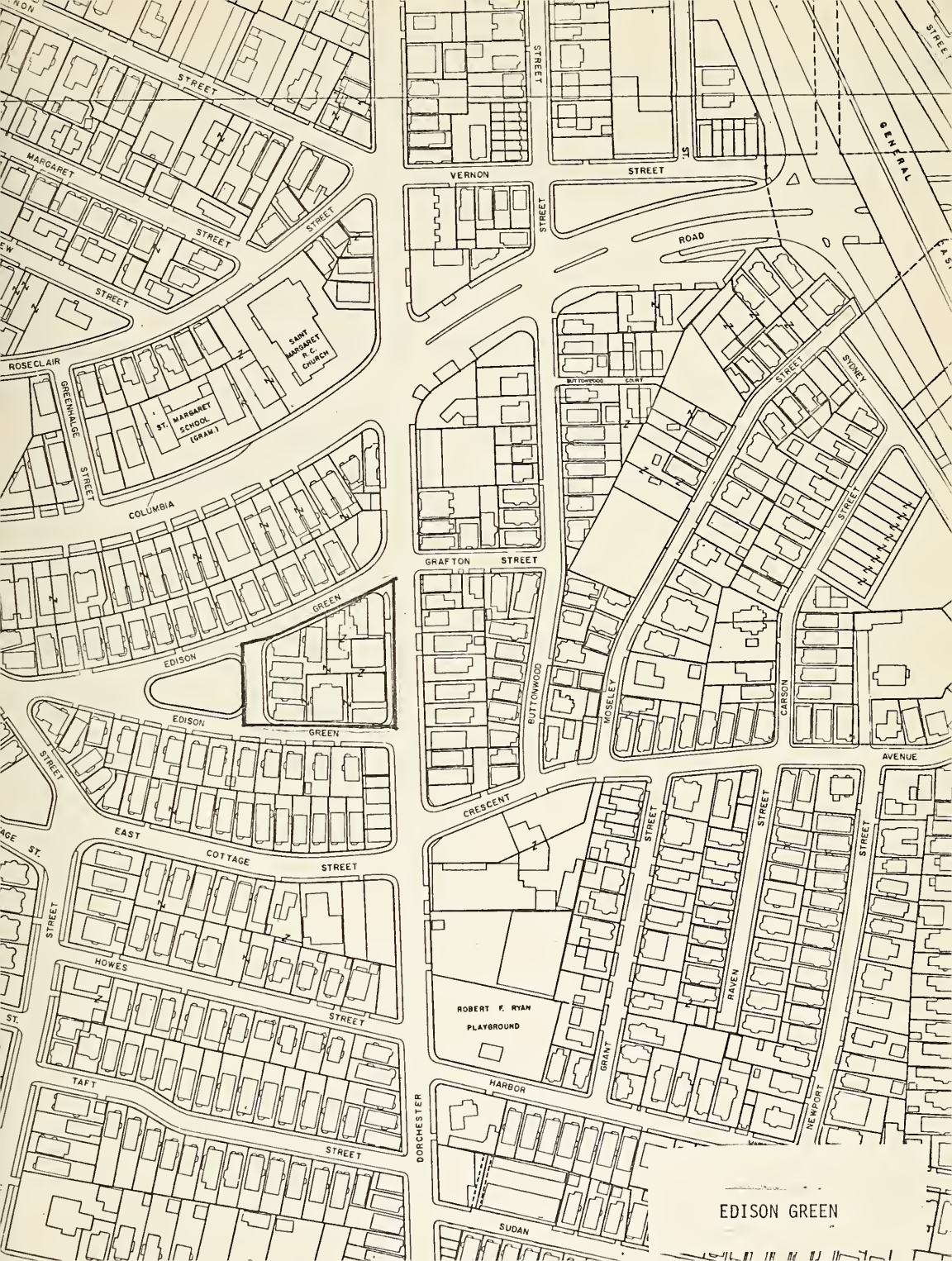
Potential Number of Units: 90-100

Zoning: R-.8, L-1

Developer Interest: Unknown

Community Interest: Frequent requests to do something with the site preferably elderly housing from Columbia-Savin Hill Civic Association.

Comments: District Planning, Mayor's Office - have been working with ETC to rehab triple deckers - stalled as of now. If rehab goes through - new elderly could be put on existing vacant land - 21,000 sq.ft. for 60 du's.


VERNON
STREET
MARGARET
ROSECLAIR
GREENHALGE
SAINT MARGARET R.C. CHURCH
ST. MARGARET SCHOOL (GRAM.)
COLUMBIA
GRAFTON
BUTTONWOOD
COURT
SYDNEY
GENERAL
ROAD
EDISON
GREEN
MOSELEY
CARSON
AVENUE
CRESCENT
EAST
COTTAGE
HOWES
TAFT
DORCHESTER
ROBERT F. RYAN PLAYGROUND
GRANT
RAVEN
NEWPORT
HARBOR
SUDAN
EDISON GREEN

Agassiz Site - Jamaica Plain

Location: Corner of Brewer and Burroughs Street

Current Use: Vacant land

Ownership: City of Boston Public Facilities Department

Area: 42,000 sq.ft. (although approximately 8-10,000 will be developed for tot lot)

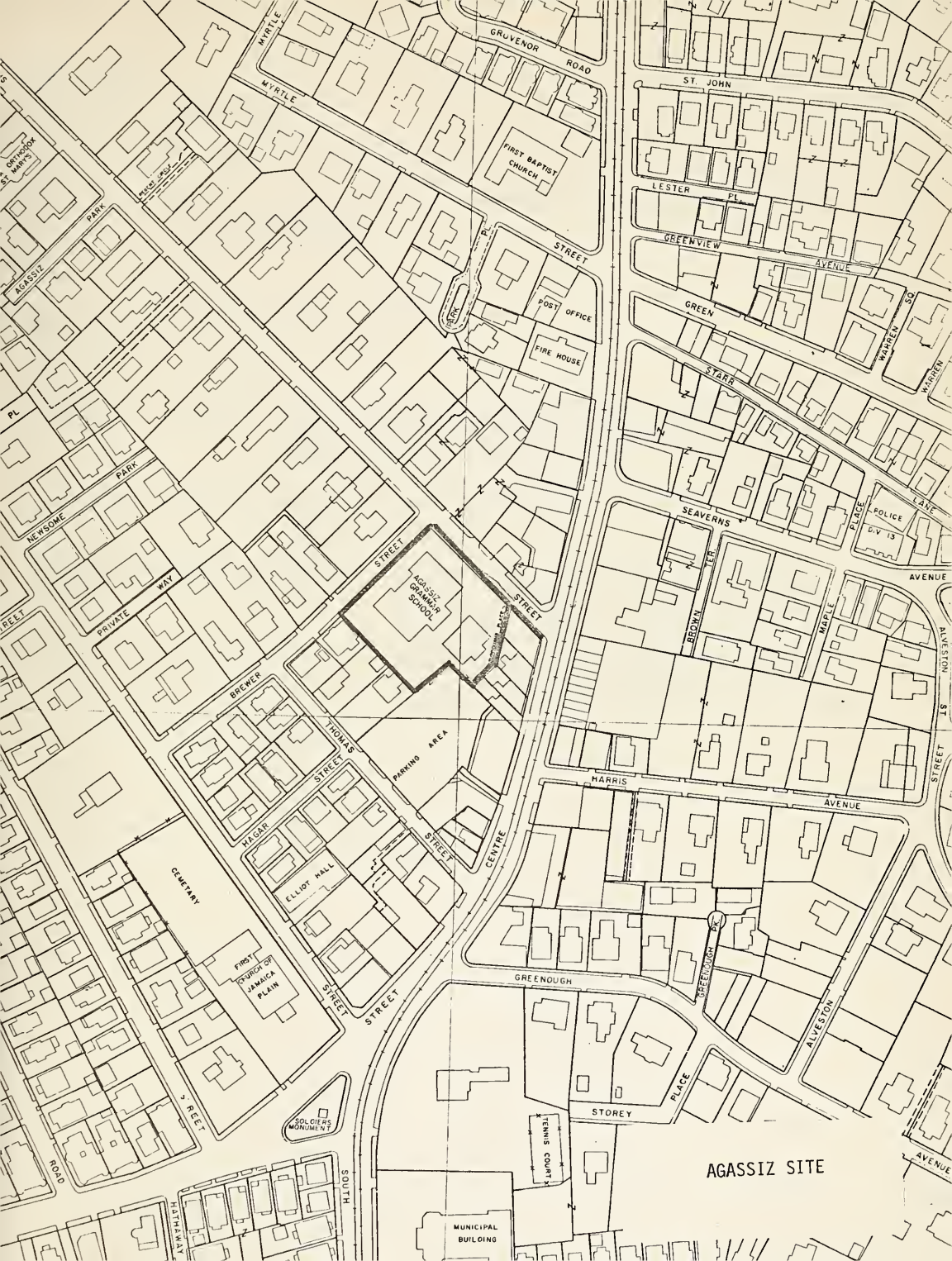
Potential Number of Units: 50-60

Zone: R-.5

Developer Interest: PFD has indicated interest from nursing home developer.

Community Interest: Elderly housing

District Planner's Comments: good elderly


MYRTLE
GRUVENOR ROAD
MYRTLE
FIRST BAPTIST CHURCH
ST. JOHN
LESTER PL.
GREENVIEW AVENUE
GREEN
WARREN SQ.
WARREN
STARR
LANE
POST OFFICE
FIRE HOUSE
PARK
PL.
STREET
AGASSIZ
PARK
NEWSOME
PARK
PRIVATE
WAY
BREWER
STREET
AGASSIZ GRAMMAR SCHOOL
STREET
SEAVERNS
PLACE
POLICE
G.V. 13
AVENUE
BROWN
TER.
MAPLE
ALVESTON
ST.
THOMAS
STREET
PARKING AREA
HAGAR
STREET
HARRIS
AVENUE
STREET
CENTRE
STREET
ELLIOT HALL
CEMETARY
FIRST CHURCH OF JAMAICA PLAIN
GREENOUGH
GREENOUGH PL.
ALVESTON
STREET
STREET
STOREY
PLACE
SOLDIERS MONUMENT
TENNIS COURT
AGASSIZ SITE
AVENUE
ROAD
SOUTH
HATHAWAY
MUNICIPAL BUILDING

LENA PARK

Location: Lorne Street

Current Use: Housing and vacant land

Ownership: City of Boston, HUD, VA, Peabody Construction, CJP and 8 private owners

Area: 12.5 acres

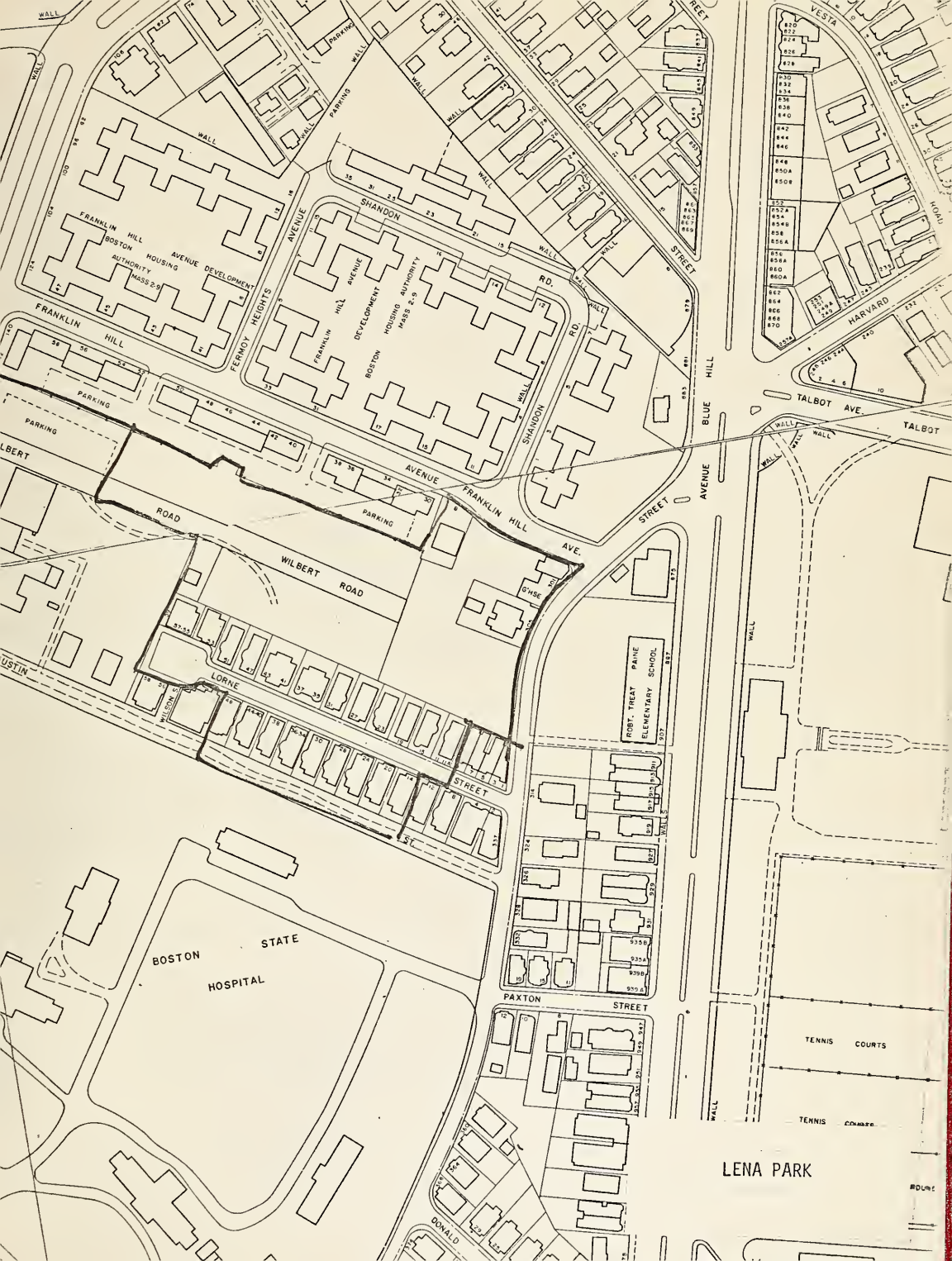
Potential Number of Units: 220-250

Zone: H-1

Developer Interest: The Development team currently consists of Lena Park CDC; Peabody Construction; Larry Smith (Coordinator); Larkin, Glassman and Prager (architect)

Community Interest: Lena Park CDC supports the project; no community meetings have been held.

District Planner's Comments: Proposed for 220-250 units of mixed income with varied unit sizes from 1-4 bedrooms. Some of the units may be appropriate for low income housing under BHA program with elderly family units. The site could accommodate up to 20-family units and about 40-elderly units.


FRANKLIN HILL AVENUE DEVELOPMENT
BOSTON HOUSING AUTHORITY MASS 2-9
FERMOY HEIGHTS
SHANDON RD.
FRANKLIN HILL AVENUE DEVELOPMENT
BOSTON HOUSING AUTHORITY MASS 2-9
FRANKLIN HILL AVE.
WILBERT ROAD
LORNE STREET
BLUE HILL AVENUE
TALBOT AVE.
VESTA ROAD
HARVARD STREET
ROBT. TREAT PAINE ELEMENTARY SCHOOL
PAXTON STREET
BOSTON STATE HOSPITAL
TENNIS COURTS
LENA PARK
PARKING
WALL

CATEGORY II. RECOMMENDED

(SITE APPROPRIATE FOR ELDERLY HOUSING)

Mattapan Square - Mattapan

Location: Blue Hill Avenue and Babson Street

Current Use: A vacant one-floor commercial building, gas station, surplus R.O.W. from street

Ownership: Pioneer Cooperative Bank, Exxon Oil, City of Boston

Area: 2.4 acres - 106,227 sq.ft.

Potential Number of Units: 100-125

Zone: B-1

Developer Interest: Pioneer Cooperative Bank

Community Interest: High demand in Irish and Jewish Community

District Planner's Comments: Excellent proximity to transportation, commercial center and community facilities.

White City Parcel - Roslindale

Location: 300-336 Hyde Park Avenue

Current Use: 5 vacant (boarded) buildings; 1 occupied

Ownership: Irwin Kanter

Area: 2.8 acres

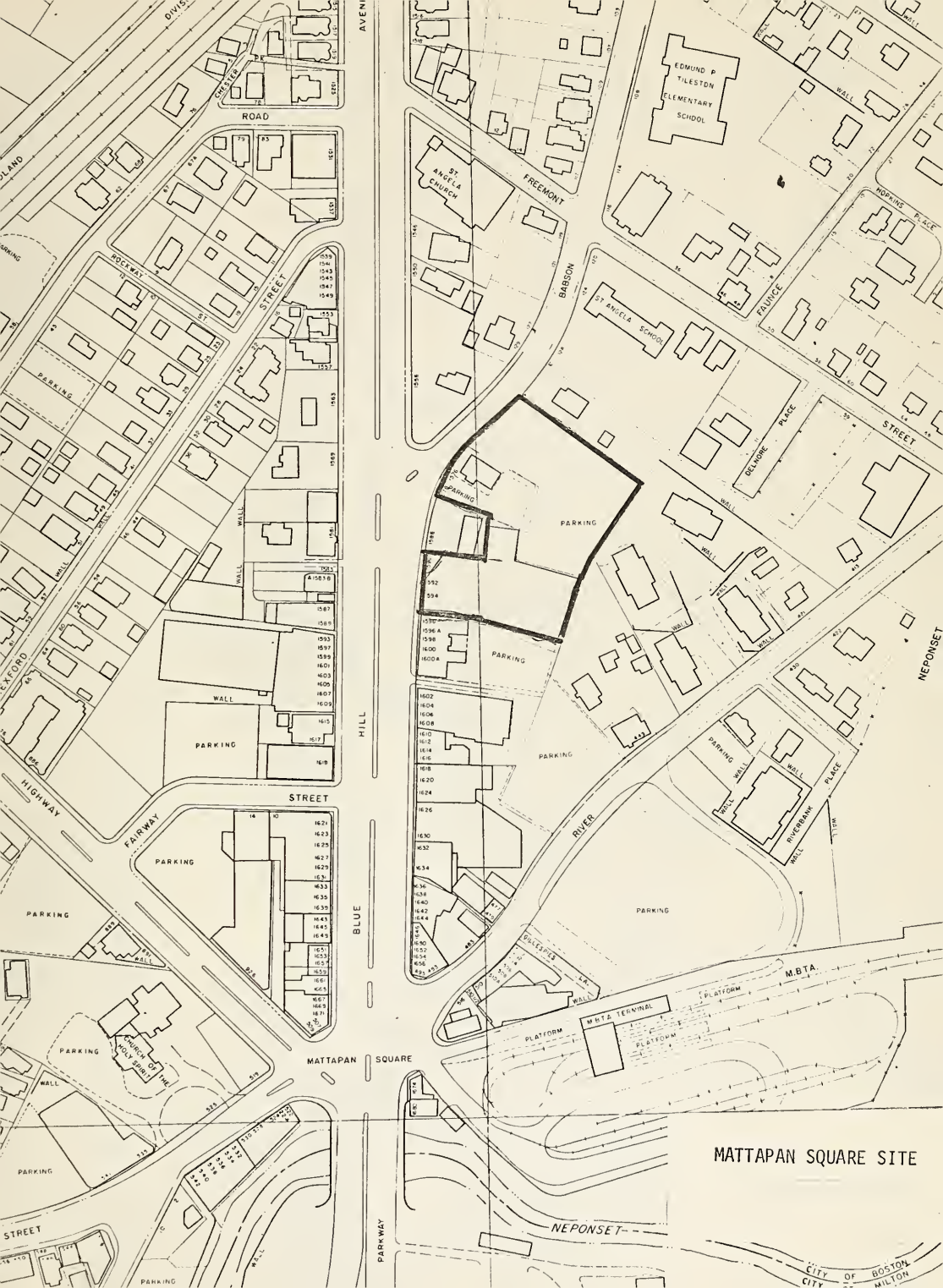
Potential Number of Units: 100-120

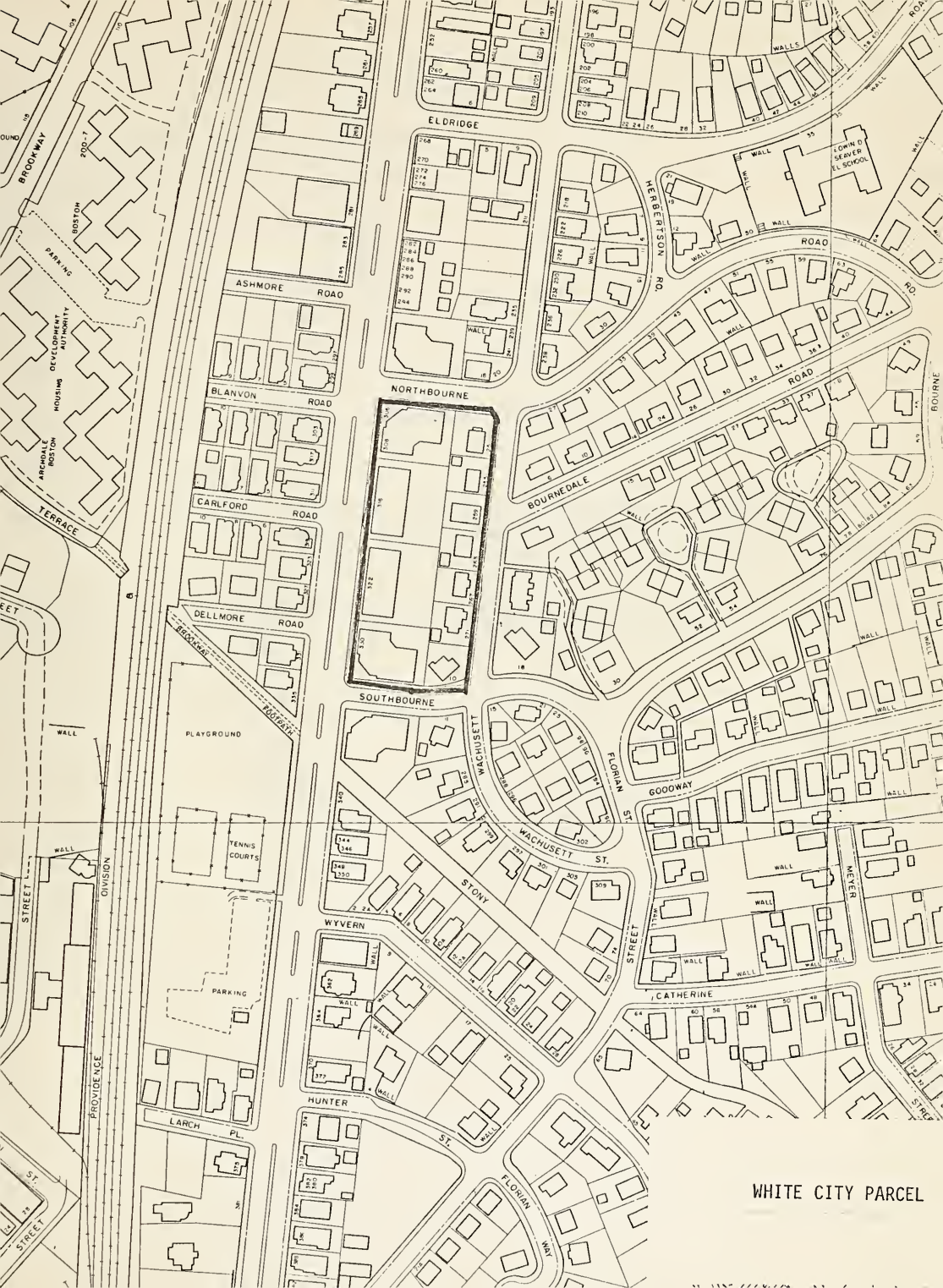
Zone: R-.5

Developer Interest: Kanter will submit proposal for 112-unit conversion to BHA

Community Interest: elderly housing

District Planner's Comments: good rehab appears feasible although BHA is not as yet convinced.


MATTAPAN SQUARE SITE
MATTAPAN SQUARE
HILL
BLUE
RIVER
NEPONSET
PARKWAY
FREEMONT
BABSON
FAUNCE
DELMORE PLACE
RIVERBANK PLACE
WORKING PLACE
EDMUND P TILESTON ELEMENTARY SCHOOL
ST. ANGELA CHURCH
ST. ANGELA SCHOOL
M.B.T.A.
M.B.T.A. TERMINAL
PLATFORM
PARKING
WALL
STREET
ROAD
HIGHWAY
FAIRWAY
CITY OF BOSTON
CITY OF MILTON


WHITE CITY PARCEL
NORTHBOURNE
SOUTHBOURNE
ELDRIDGE
ASHMORE ROAD
BLANVON ROAD
CARLFORD ROAD
DELLMORE ROAD
BROOKWAY
BOURNEDALE ROAD
HERBERTSON RD.
GOODWAY
FLORIAN ST.
WACHUSETT ST.
STONY
WYVERN
HUNTER
LARCH PL.
PROVIDENCE DIVISION
PLAYGROUND
TENNIS COURTS
PARKING
TOWN SEWER EL SCHOOL
ARCADIA BOSTON HOUSING DEVELOPMENT AUTHORITY
BOSTON PARKING

Harlow Lumber Company - Hyde Park

Location: 95 Pierce Street

Current Use: Vacant buildings

Ownership: William H. Harlow

Area: 142,917 sq.ft.

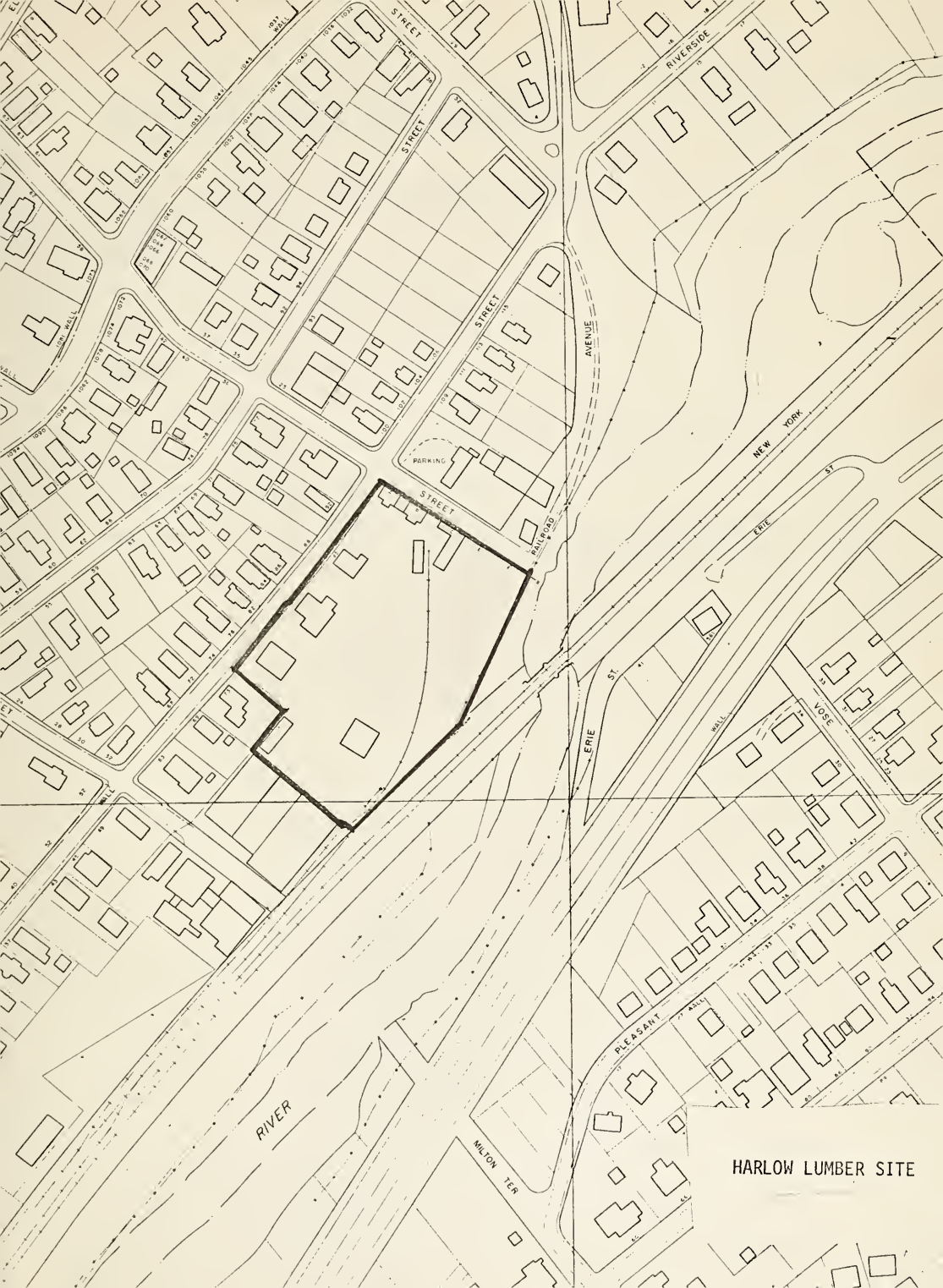
Zone: M-1; L-5

Potential Number of Units: Proposed 200/11 story building

Community Interest:

Developer's Interest: Rumored that Urban Development Associates of Baltimore has been discussing 300 units/ 11 stories of elderly with the Bel-Nel Civc Group.

District Planner's Comment: Appears excessive - unit number; elderly housing needed in Hyde Park.


HARLOW LUMBER SITE
RIVERSIDE
STREET
AVENUE
NEW YORK
ERIE
ST.
RAILROAD
PARKING
VOSE
PLEASANT
MILTON TER
RIVER
WALL

HAROLD GARDENS (PARCEL R-7) WASHINGTON PARK

Location: Harold St. from Holworthy to Howland

Current Use: Vacant

Ownership: BRA Parcels A-2, A-3

Area: 144,000 sq. ft.

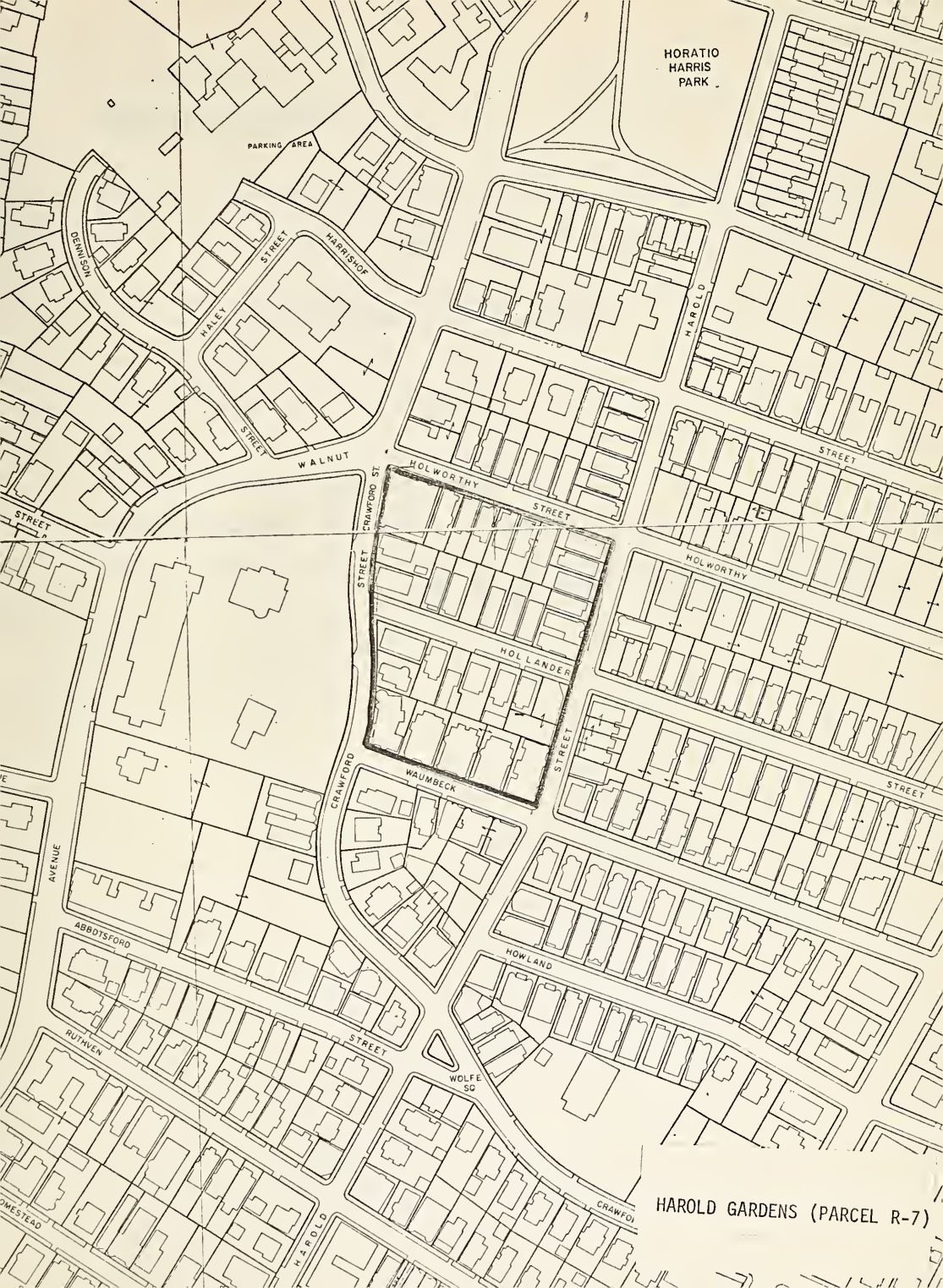
Potential Number of Units - 94 Family

Zone: H-1/R-8

Developer Interest: Harold Gardens Assoc. - Tentative Designation

Community Interest: High Support

District Planner's Comments: Good site for mixed income housing. To date developer has been unsuccessful in obtaining financing.


HORATIO
HARRIS
PARK
PARKING AREA
DENNISON
HALEY
STREET
HARRISHOF
STREET
WALNUT
HAROLD
STREET
HOLWORTHY
STREET
CRAWFORD ST
STREET
HOLWORTHY
HOLLANDER
STREET
WAUMBECK
CRAWFORD
STREET
AVENUE
ABBOTSFORD
STREET
HOWLAND
RUTHVEN
WOLFE
SQ
HAROLD
HAROLD GARDENS (PARCEL R-7)

SOUTH END - ETC REHAB 2

Location: Scattered Sites on Tremont St., Shawmut Avenue and W. Brookline St.

Current Use: 8 residential buildings only one of which is occupied with residential/commercial uses.

Ownership: City of Boston and Private individuals -- all scheduled for BRA acquisition by early summer 1974.

Area: 18,000 sq. ft. combined total

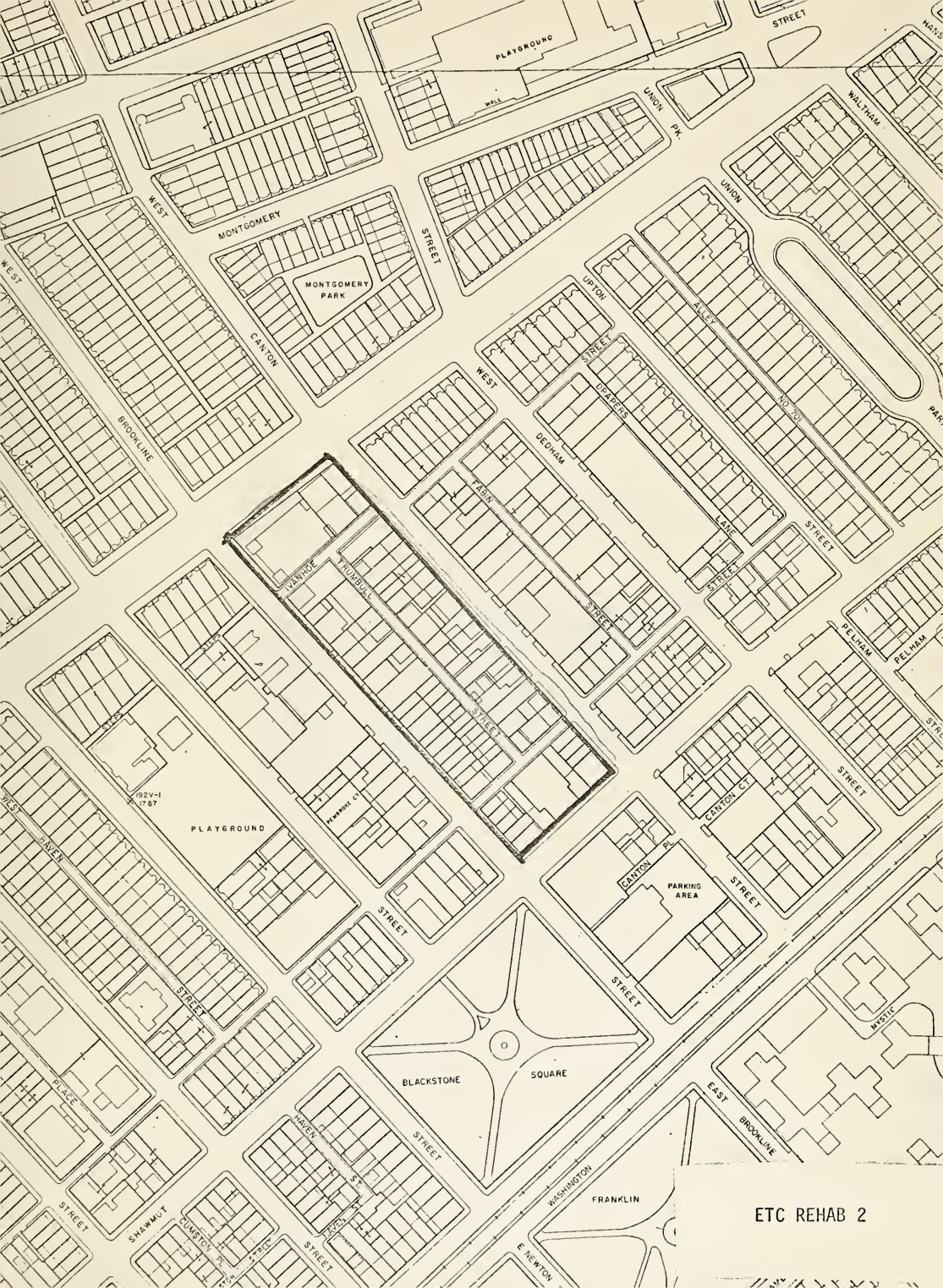
Potential Number of Units: 33 family

Zone:

Developer Interest: Emergency Tenants Council

Community Interest: High support in Spanish speaking community

District Planner's Comments: Good site for mixed low moderate income family housing. Developer having difficulty obtaining 236 funding.


PLAYGROUND
WALL
UNION PK.
STREET
WALTHAM
UNION
MONTGOMERY
STREET
WEST
MONTGOMERY PARK
CANTON
BROOKLINE
UPTON
STREET
ALLEY NO 201
DRAPERS
LANE
DEDHAM
RABY
IVANHOE
PLUMBOUL
STEPS
PEARSON CT.
192V-1
787
PLAYGROUND
HAVEN
PELHAM
CANTON CT.
CANTON PL.
PARKING AREA
BLACKSTONE
SQUARE
MYSTIC
EAST BROOKLINE
WASHINGTON
FRANKLIN
E NEWTON
SHAWMUT
PLACE
ETC REHAB 2

CATEGORY III. PREVIOUSLY RECOMMENDED

FOR 236 FAMILY

(Site appropriate for at least some Turnkey Housing located in Urban Renewal Area for which HUD Area Office has recommended Section 236 Funding to HUD Washington Office. Final 236 approval not yet confirmed by HUD. If funding does not come through, use of Turnkey funds may be combined, other types of financing to make project feasible.)

FENWAY - PARCEL 3

Location: Huntington Avenue between West Newton and Cumberland

Current Use: Open Parking Lot

Ownership: Christian Science Church

Area: 1.5 Acre ±

Potential Number of Units: 319 Units

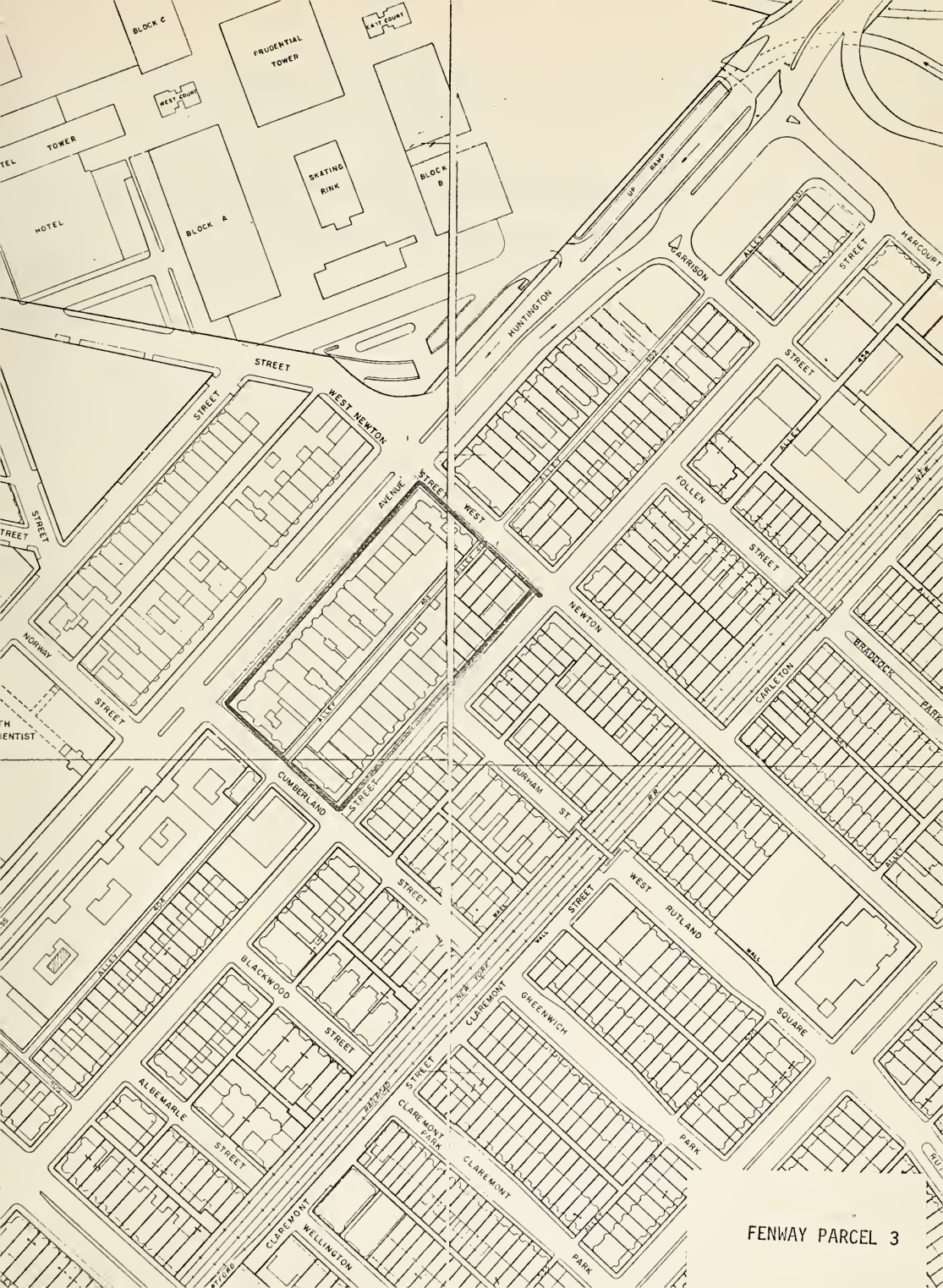
Zone: B-2 to be Rezoned to B-4U

Developer Interest: Christian Science Church will designate a developer mixed income/age group development

Community Interest: Community is interested in MHFA - 236 mixed income all age development

District Planner's Comments: HUD Area Office has recommended this site to Washington Office for 236 funding. If this allocation does not materialize, this site might be worth considering for Turnkey elderly at least in part.

/1/74



FENWAY PARCEL 3

Waterfront Renewal Project C-2B - North End Waterfront

Location: Atlantic Avenue at Commercial Wharf South

Current Use: Parking

Ownership: BRA

Area: 35,900 sq.ft.

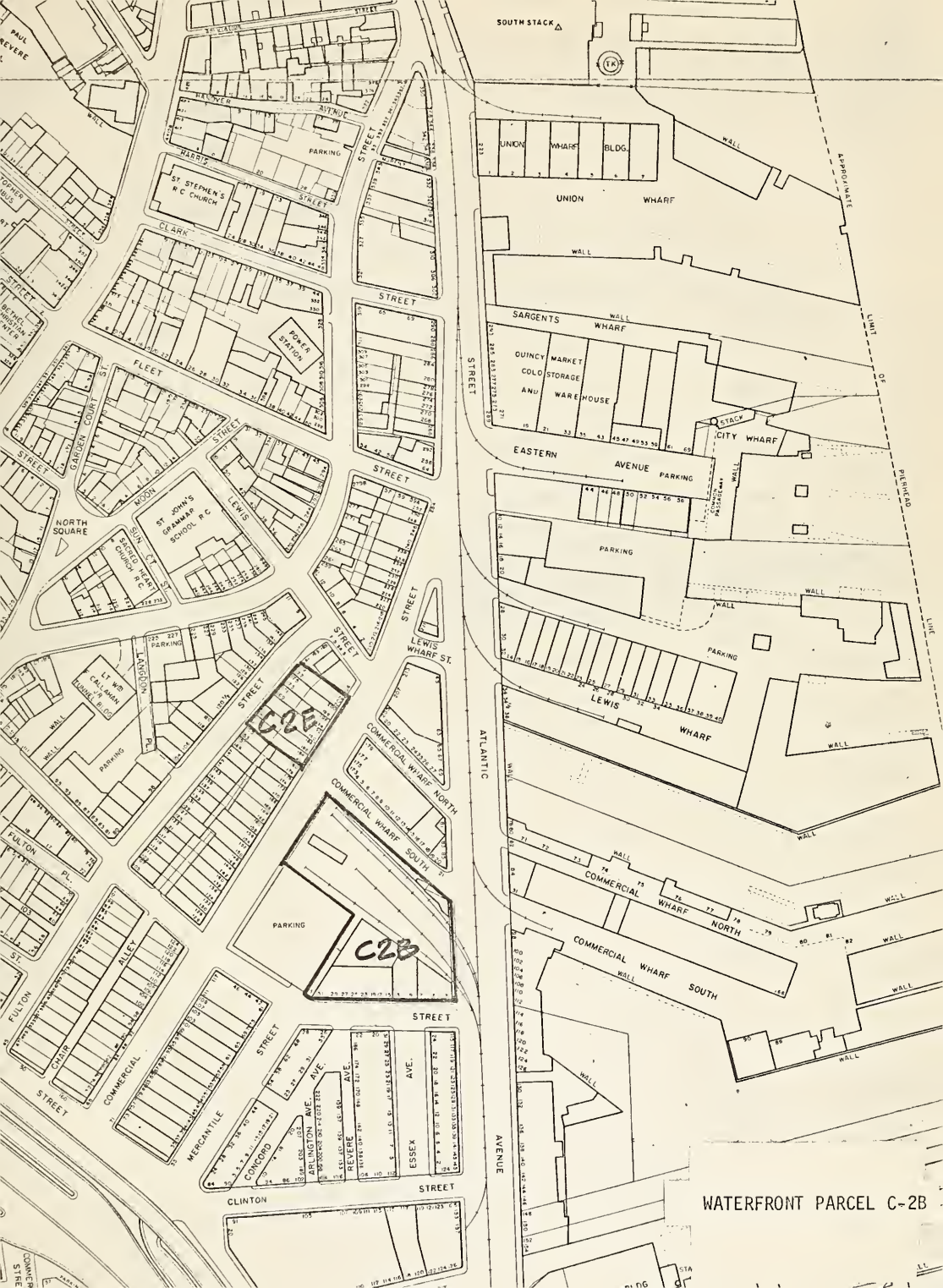
Potential Number of Units: 160 (236 elderly)

Zone: M-2 (Urban Renewal Project)

Developer Interest: developer has been tentatively designated by BRA

Community Interest: high

District Planner's Comments: Area is on National Register of Historic Places, HUD Area Office has recommended this site to Washington Office for funding under Section 236 Elderly. If 236 funding does not materialize for this site, BHA Turnkey would be a welcome alternative funding source.


C2B
C2B
WATERFRONT PARCEL C-2B
SOUTH STACK
UNION WHARF BLDG.
UNION WHARF
SARGENTS WHARF
QUINCY MARKET COLD STORAGE AND WAREHOUSE
CITY WHARF
EASTERN AVENUE PARKING
LEWIS WHARF
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
LEWIS WHARF ST.
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
ATLANTIC AVENUE
PIERHEAD LINE
APPROXIMATE LIMIT OF
NORTH SQUARE
ST. JOHN'S GRAMMAR SCHOOL R.C.
SACRED HEART CHURCH R.C.
ST. STEPHEN'S R.C. CHURCH
POWER STATION
GARDEN COURT ST.
FLEET STREET
MOON STREET
SUN CT.
LEWIS STREET
HARRIS STREET
CLARK STREET
HANOVER AVENUE
LANGDON PL.
FULTON ST.
FULTON PL.
CHAIR ALLEY
COMMERCIAL STREET
MERCANTILE STREET
CONCORD AVE.
ARLINGTON AVE.
REVERE AVE.
ESSEX AVE.
CLINTON STREET
PARKING
WALL

RAP 3 MODEL CITY

Location: Fulda Street Sub Area 1

Current Use: Mostly vacant with some existing houses

Ownership: City of Boston with two small privately owned parcels

Area: 4 Acres

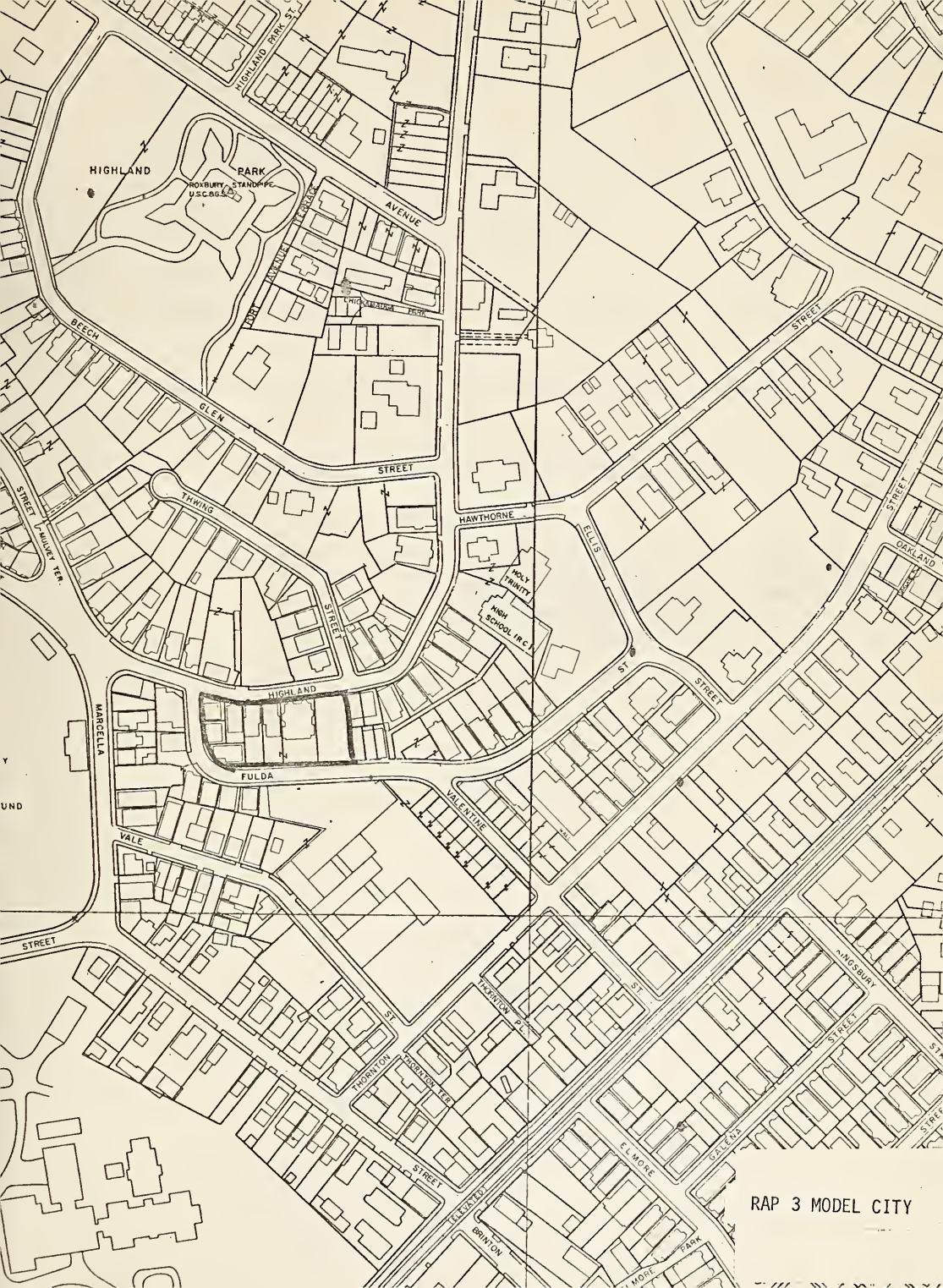
Potential Number of Units: 100

Zone: H 1

Developer Interest: Roxbury Action Program (RAP)

Community Interest: High community support for family housing

District Planner's Comments: HUD Area Office has recommended this site to Washington Office for 236 funding. If this allocation does not materialize this site might be worth considering in part for Turnkey family housing.


HIGHLAND PARK
ROXBURY STANDPIPE
U.S.C.G.S.
HIGHLAND PARK ST.
AVENUE
BEECH
GLEN
STREET
TWWING
STREET
HAWTHORNE
ELLIS
HOLY TRINITY
HIGH SCHOOL (R.C.)
HIGHLAND
FULDA
VALENTINE
VALE
MARCELLA
STREET
THORNTON
PARKERTON TER.
ELMORE
GAKLAND
KINGSBURY
BRINTON
RAP 3 MODEL CITY

LRCC CAMPUS HIGH

Location: Ruggles Street and Shawmut Avenue

Current Use: Vacant Lot

Ownership: BRA

Area: 8 Acres

Potential Number of Units: 130 Low/Moderate Family Housing

Zone: H2U

Developer Interest: Lower Roxbury Community Corporation

Community Interest: High Interest

District Planner's Comments: HUD Area Office has recommended this site to Washington Office for 236 funding. If this allocation does not materialize, this site might be worth considering for family Turnkey in part.

MADISON
PARK
MARBLE
STREET
WARWICK
WILLIAMS
STREET
WILLIAMS
SQ
MADISON
STREET
STERLING
WESTMINSTER
HUBERT
STREET
DALLAS
PL
HASKINS
OAKBURN
AVENUE
STREET
AUBURN
AVENUE
STREET
GARY
STREET
PARKING
STREET
ELEVATED
PALMER
STREET
STREET
AVENUE
TABER
STREET
ROXBURY
MARVIN
STREET
SHAWMUT
STREET
ZIEGLER
GUILD
ROW
GOV DUDLEY
SQUARE
TRANSIT
STREET
LRCC CAMPUS HIGH
STREET

SOUTH COVE - PARCEL R-4

Location: Oak Street in South Cove

Current Use: Vacant Land (Part of New Quincy School Site)

Ownership: BRA

Area: 12,000 Sq. Ft.

Potential Number of Units: 146 Units Elderly plus Day Care for Pre-school Children

Zone: B-8

Developer Interest: Jung-Brennan and Stanley Chin

Community Interest: Chinatown Community highly interested in elderly housing on this site.

District Planner's Comments: Site has been recommended to Washington by HUD Area Office for 236 funding. If financing under this program does not materialize, this site would be appropriate for elderly Turnkey development.

ELIOT
AVENUE
STUART
STREET
C-10
PARKING
14,600
AREA
C-11
5,478
C-5
2,381
C-6
2,627
C-4
24,000
CHURCH
PARKING
AREA
C-3
72,205
C-8
1,860
SHAWMUT
BROAD
C-3a
2,872
C-3b
1,490
WINCHESTER
P-14a
1,400
C-2
14,000
C-1
16,500
P-14
37,600
P-15
17,100
R-7a,b
3,709
R-7
13,494
R-5
79,400
R-5a
19,000
MARGINAL
TURNPIKE
1,343
WARRENTON
TREMONT
P-11
2,700
P-6
26,700
P-5
9,000
HOLLIS
GILLWAY
HARVARD
P-10
1,540
P-8
4,200
P-11
4,050
P-9
1,200
P-12
63,400
BENNET
P-4b
12,300
P-2
7,600
P-2c
5,400
P-4a
21,174
NASSAU
P-3a
1,980
P-3
57,900
R-2a
1,370
OAK
R-3a
31,300
P-13
87,334
R-3
67,800
R-3b
3,107
P-12a
300
1,215
R-4
SOUTH COVE PARCEL R-4

CATEGORY IV. RECOMMENDED 2nd ROUND

(Site suitable for at least some Turnkey Housing but not as desirable as those listed in other categories)

Dunlop Tire - Allston-Brighton

Location: Corner of North Beacon Street and Etna Street

Current Use: Commercial frontage, rear is vacant

Ownership: George K. Feingold

Area: 2.5 acres

Potential Number of Units: 200

Zone: L-1; R-5

Developer Interest: State Street Development Corporation

Community Interest: Neighborhood concern with density

District Planner's Comments: A good site for mixed family/elderly housing

Everett Street - Allston-Brighton

Location: Western Avenue and Everett Street

Current Use: vacant land

Ownership: Cambridge Electroplating Company

Area: 79,441 sq.ft.

Potential Number of Units: 200

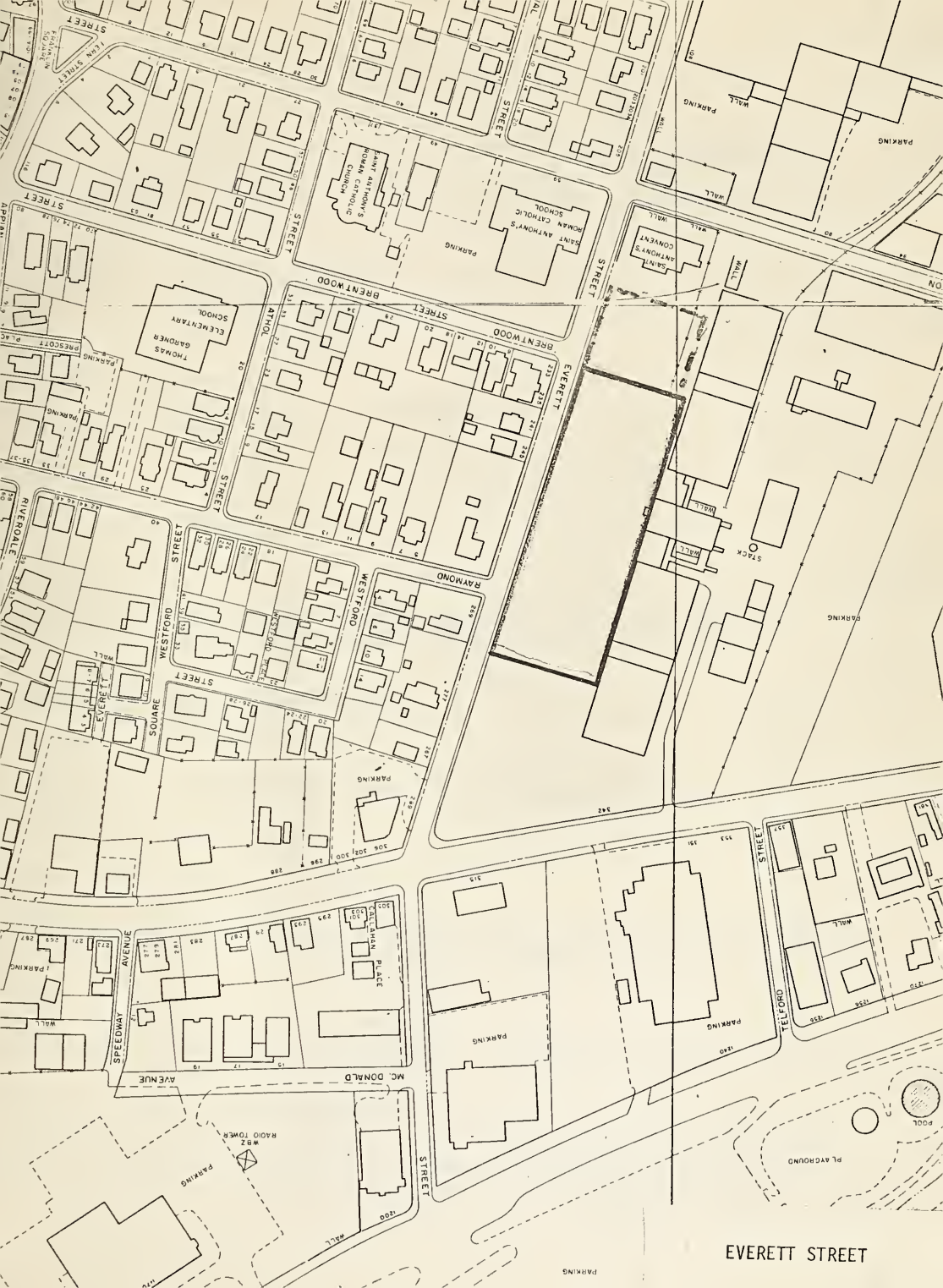
Zone: M-1

Developer Interest: State Street Development Corp.

Community Interest: Allston Civic Association supports proposal

District Planner's Comments: Good elderly housing site

STREET
PARKWAY
WALL
RAILROAD
LEO M
BIRMINGHAM
LINCOLN
MASSACHUSETTS TURNPIKE
BOSTON & ALBANY
PARKING
GUEST STREET
GUEST
STREET
RAMP
WALLS
NORTH BEACON STREET
LIFE
LAWRENCE
SAYBROOK TER.
SAYBROOK
CLENCOE STREET
GREENHOUSE
CYPRESS ROAD
GARDENA
MORROW ROAD
CUSHMAN RD
CUSHMAN
RIDGE
MONTCALM AVENUE
DUNLOP TIRE


EVERETT STREET
BRENTWOOD STREET
RAYMOND STREET
WESTFORD STREET
SQUARE
EVERETT
SPEEDWAY AVENUE
MC DONALD AVENUE
CALUMET PLACE
TELFORD STREET
STREET
PARKING
MALL
POOL
PLAYGROUND
STACK
WBZ RADIO TOWER
THOMAS GARNER ELEMENTARY SCHOOL
SAINT ANTHONY'S ROMAN CATHOLIC SCHOOL
SAINT ANTHONY'S CONVENT
CHURCH

NORTHAM PARK

Location: 1815-1843 Dorchester Avenue - north of Peabody Square

Current Use: Vacant land - four vacant wooden residential buildings - one vacant commercial building

Ownership: Mary Ann and Anthony Zaluis
Domecale Zalui
James R. Barrett Trust
City of Boston

Area: 46,700 sq.ft.

Number of Units: 100-125

Zoning: L-1, R-.8

Developer Interest: Not known

Community Interest:

Comments: Some problems located directly across from Templeton Street (high crime). Otherwise, a good site.

Pope Lumber Site - West Roxbury

Location: 29-31 Corey Street

Current Use: Vacant land, scattered buildings and shacks

Ownership: Pope's Lumber

Area: 155,103 sq.ft.

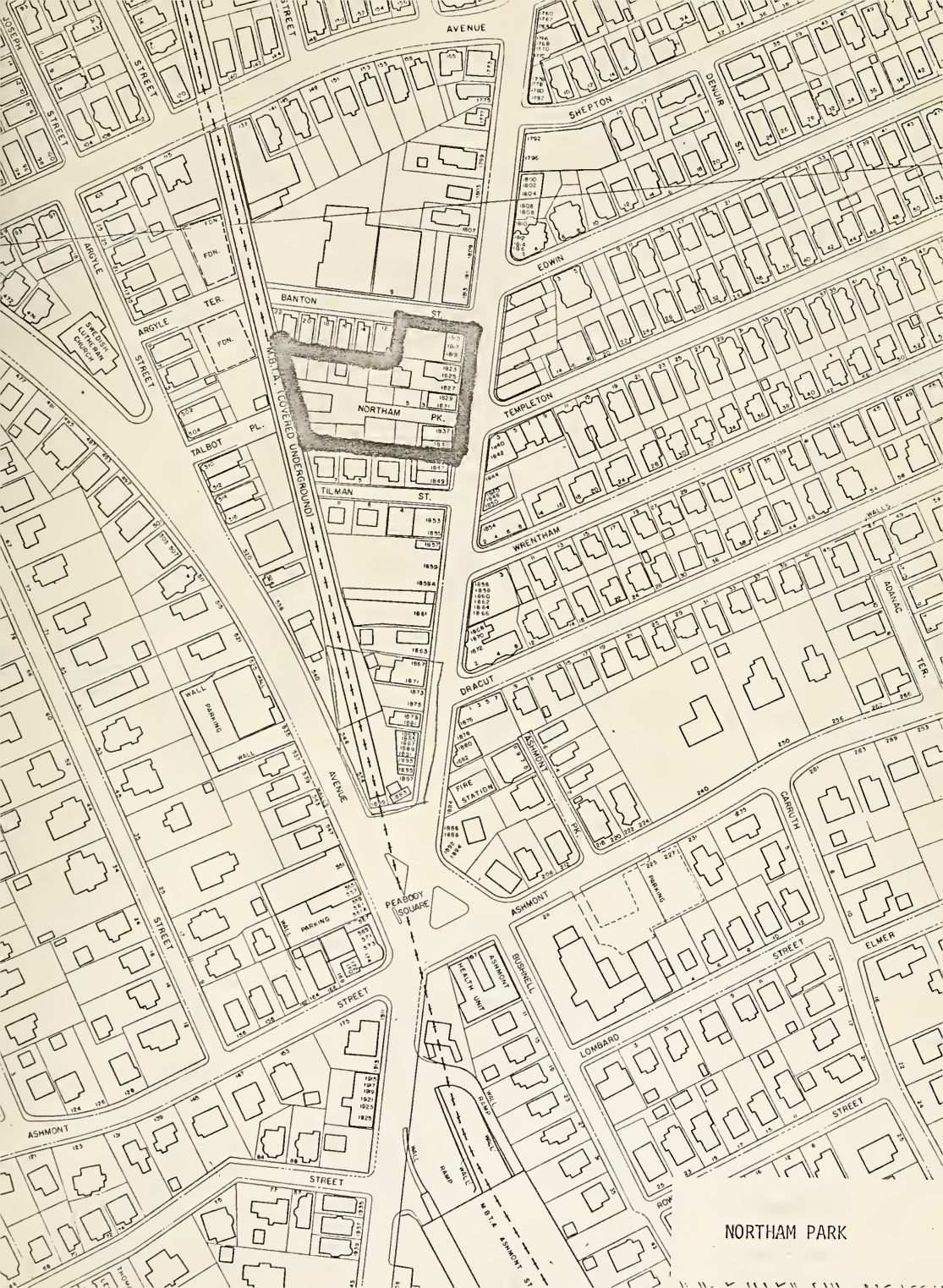
Potential Number of Units: 100-150 elderly units as part of a mixed housing and commercial program

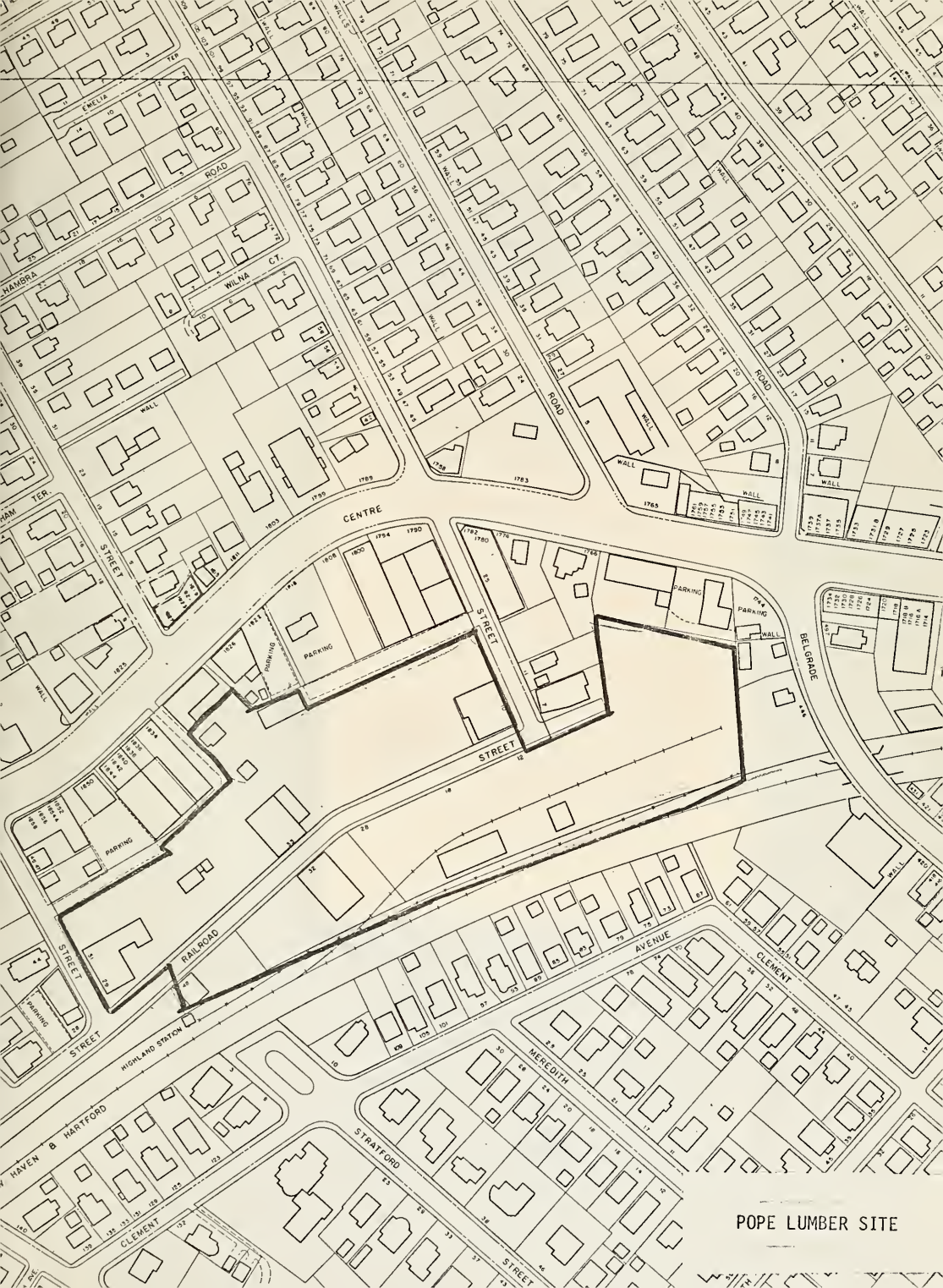
Zone: M-1

Developer Interest: None currently - in the past, interest for high rise elderly.

Community Interest: opposition in the past to high rise development

District Planner's Comments: good site; adjacent to proposed MBTA extension line of Centre Street business area


AVENUE
SHEPTON
GENUR ST.
EDWIN
BANTON ST.
ARGYLE TER.
ARGYLE STREET
SWEDISH LUTHERAN CHURCH
FDN.
NORTHAM PK.
TALBOT PL.
TILMAN ST.
M.B.T.A. (COVERED UNDERGROUND)
TEMPLETON
WRENTHAM
DRACUT
ADANAC TER.
WALL
PARKING
FIRE STATION
ASHMONT PK.
AVENUE
PEABODY SQUARE
CARRUTH
ASHMONT
ELMER
STREET
HEALTH UNIT
BUSHNELL
LOMBARD
RAMP
M.B.T.A. ASHMONT ST.
NORTHAM PARK


POPE LUMBER SITE
CENTRE
STREET
RAILROAD
AVENUE
ROAD
WILNA CT.
PARKING
WALL
BELGRADE
MEREDITH
CLEMENT
STRATFORD
HIGHLAND STATION
NEW HAVEN & HARTFORD

7371 033

J20 BRA3
Boston Redevelopment Auth.
Survey of selected sites for
possible development under
BHA Turnkey Program.

DATE	ISSUED TO
12/31/76	BISHOP